

HUMBLEBEE NEWTON ABBOT



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



HUMBLEBEE

An outstanding contemporary detached house of architectural excellence designed by architect Paul Humphries and a finalist in the Best New House in the South West Competition 2015. Built in 2014, with great attention to detail and the 'wow factor' in mind, the house is entered via a grand entrance hall of wonderful volume and double height ceiling with an impressive bespoke sweeping staircase and Murano glass chandelier.

The ground floor is a stunning open plan entertaining space flooded with natural light and with a total of twelve bifold doors over both sides bringing the outside in. A superb veranda, featuring a glass roof and electric canopy, overlooks tropical-like gardens leading to a summerhouse, offering a perfect setting for alfresco dining. The bespoke kitchen is fully fitted with a range of built-in Miele appliances, including a steam oven, and features a generous pantry. A study is located off the kitchen and leads through into the well-equipped utility room which gives access to a sun-drenched walled courtyard leading to the garage. An impressive principal suite is also located on the ground floor with dual aspect bifold doors and a marble fireplace. Hidden bespoke his and hers dressing rooms with fitted wardrobes and ensembles feature a Jack and Jill shower. On the first floor, is a spectacular galleried landing overlooking the entrance hall which leads to a guest bedroom, with bifold doors out onto a terrace with lovely views over farmland and the moors, complete with an ensuite shower room. There are two further bedrooms, with one fitted as an office, both of which include bifold doors accessing yet another impressive roof terrace. There is also a further family bathroom. Throughout, the house features wooden floors with underfloor heating and an air filtration system, whilst there are roof solar panels and a water harvesting system. All windows and bifold doors contain internal blinds.

Outside, the house enjoys a lovely private position, situated within walled historic parkland, with electric gates into the development and a driveway up to the house with ample parking. There is a double garage with up-and-over electric doors. The house is surrounded by an oasis of greenery with a beautiful array of trees including Banana, Dinosaur and Palm trees, whilst a living wall forms an impressive feature.

The historic market town of Newton Abbot is close to Devon's English Riviera and is noted for its horse racing, vibrant local markets and interesting historic landmarks. There is a good range of shops, supermarkets, restaurants and professional services. There is a mainline railway station which provides direct access to London in approx. two and a half hours. The A380 is close by providing access to Torbay, Exeter and the M5.







KEY FEATURES

- Ventilation system with heat exchanger for efficient air flow
- Solar Panels
- Underfloor Heating throughout
- Gas Fires in Living room and Principle Suite
- Immaculately presented accommodation
- Master suite with dressing room and en-suite
- Double garage and driveway parking









PROPERTY DETAILS

Property Address

Humblebee, Daracombe Park, Newton Abbot, Devon, TQ12 1RW

Mileages

Exeter 19 miles Plymouth 35 miles Torquay 7 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 83, Potential: 83

Council Tax Band

G

Tenure

Freehold

Authority

Teignbridge District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes.
Tel: 01803 847979.



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FLOOR PLAN

**Approximate Gross Internal Area 2938 sq ft - 273 sq m
(Excluding Garage)**

Ground Floor Area 1920 sq ft – 178 sq m

First Floor Area 1018 sq ft – 95 sq m

Garage Area 405 sq ft – 38 sq m







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