



Underhays











# Underhays

Sandygate, Newton Abbot, Devon, TQ12 3GX

Newton Abbot 5 miles, Teignmouth beach 6 miles Exeter 12 miles

A Grade 2 listed Devon longhouse with adjoining cottage, a range of outbuildings and 2 acres of gardens and grounds located in a rural, yet extremely accessible location.

- A historic home full of charm and character
- Over 4,000 sq ft of accommodation
- 4 bedrooms, family bathroom
- Beautiful 1 bed holiday cottage
- Stables and outbuildings
- About 2.1 acres of grounds
- Plenty of off road parking
- Freehold
- Council tax band F



Guide Price £1,050,000

## Stags Exeter

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@StagsProperty



## SITUATION

Underhays lies in a peaceful and idyllic position, close to the small village of Ideford and within easy reach of Newton Abbot and Exeter. Ideford has a local pub and a parish church, while Chudleigh and Kingsteignton provide access to a variety of shops, supermarkets and leisure facilities. Newton Abbot offers a choice of high street shops, supermarkets, a community hospital and a range of other facilities. Exeter city is readily accessible from the A380 and is only 12 miles from the property.

## DESCRIPTION

The house, which dates back to the 17th century, has been modernized over the years and offers the buyer an opportunity to continue with the highly successful holiday cottage adjoining the property. Underhays is located in the hamlet of Olchard, which regularly opens their gardens as part of the National Garden Scheme to raise money for charity. The house has undergone refurbishment, however, further improvement is required. The gardens surround the property providing superb areas to sit and enjoy the views. The view from the paddock at the top of the hill, extends to over the hamlet and to the countryside beyond.

## ACCOMMODATION

From the private gravelled parking area, a stone path leads past the holiday cottage and up to the covered entrance porch. A large timber door leads through to the former cross-passage of the longhouse, with doors to a superb farmhouse kitchen with slate floor with electric underfloor heating. The kitchen has a bespoke range of base level kitchen units with a central island with an oak top, housing a wine fridge and a number of pan drawers. The kitchen has a double Belfast sink, integrated full size dishwasher and a Sandyford cooker for cooking, which also fires the hot water and the central heating. There is a lockable door which can provide access to the holiday cottage.

From the cross-passage a door leads into the sitting room with exposed ceiling timbers, a large fireplace with a Jotul wood burning stove and a window overlooking the front garden and to the rear patio. Within this room there are two bible cupboards. Door into the snug, again with exposed ceiling timbers and a door through to the former kitchen, now used as a gym/cinema room. There is a door to a WC and a further outside door.

From the sitting room stairs rise to the first floor, with the main staircase leading through to the main bedroom, a large double room with a former fireplace with cast iron grate and a large window overlooking the range of buildings to the rear. Door to bedroom 2, currently arranged as a twin room with a passageway leading round the chimney breast to bedroom 3, which can also be accessed independently from the landing.

The family bathroom has a large walk-in shower and a freestanding bath. There are twin sink units with storage either side. Bedroom 4 is a large double room with a door to a useful under-eaves storage area.







### DAISY WHEELS COTTAGE

Approximately six years ago, the vendor converted this end of the property into a self-contained one bedroom cottage. The cottage has a stable door which leads into the open plan kitchen/sitting room with wide planked flooring, a slate hearth with a wood burning stove, exposed ceiling timbers and a fitted kitchen with an integrated dishwasher, fan-assisted oven and hob with extractor over. The bookcase is a concealed opening door, which can provide access to the kitchen of the main house. The turning stairs lead up to the large bedroom, again with exposed timber flooring, lime washed walls which depict the daisywheels markings which were scribed into the plaster hundreds of years ago. There is a superb large copper bath with a view over the front garden area and a door to an en-suite shower room with large walk-in shower, copper wash hand basin and a WC.

### OUTBUILDINGS

There is a range of stone outbuildings, currently used as a utility room and additional WC, open-fronted linhay for tractor and log storage. At the far end is the apple store which is used for storage or as a gym. Above the area of garden is a useful stone shed whilst the timber double stable block is located on the large concrete standing to the south of the property.

### GARDENS AND GROUNDS

The front garden is bisected by a path, which leads to the former front door, providing well stocked cottage gardens with a magnolia and a fantastic wisteria and climbing roses up the house. To the rear is a paved patio with a pergola over, which is enjoyed by the cottage guests.

From the covered porchway there is a granite water trough and a large stone patio with lighting and outside sockets. The gardens lead up past the former vegetable and fruit beds, including raspberry, gooseberry, redcurrant and blackcurrant. From here there is a gate which leads past the small paddock to the east and round to the front garden with a 5-bar timber gate leading through a small orchard and up to the paddock at the top. There are a number of cider trees amongst the rocky outcrops with numerous gates leading back to the gardens and to the additional area of paddock to the west of the entrance drive.

### AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is a partner of Stags.

### SERVICES

Mains water and electric, septic tank drainage, oil fired central heating. According to Ofcom there is good mobile coverage. Airband wifi is connected to the house.

### DIRECTIONS

[What3Words///beard.legs.simulations](https://www.what3words.com/beard.legs.simulations) brings you to the property's driveway



# Underhays And Daisy Wheels, Olchard, Ideford, TQ12 3GX

Underhays Internal Floor Area = 308.5 sq m / 3321 sq ft  
 Daisy Wheels Internal Floor Area = 66.7 sq m / 718 sq ft  
 Total Area = 375.2 sq m / 4039 sq ft

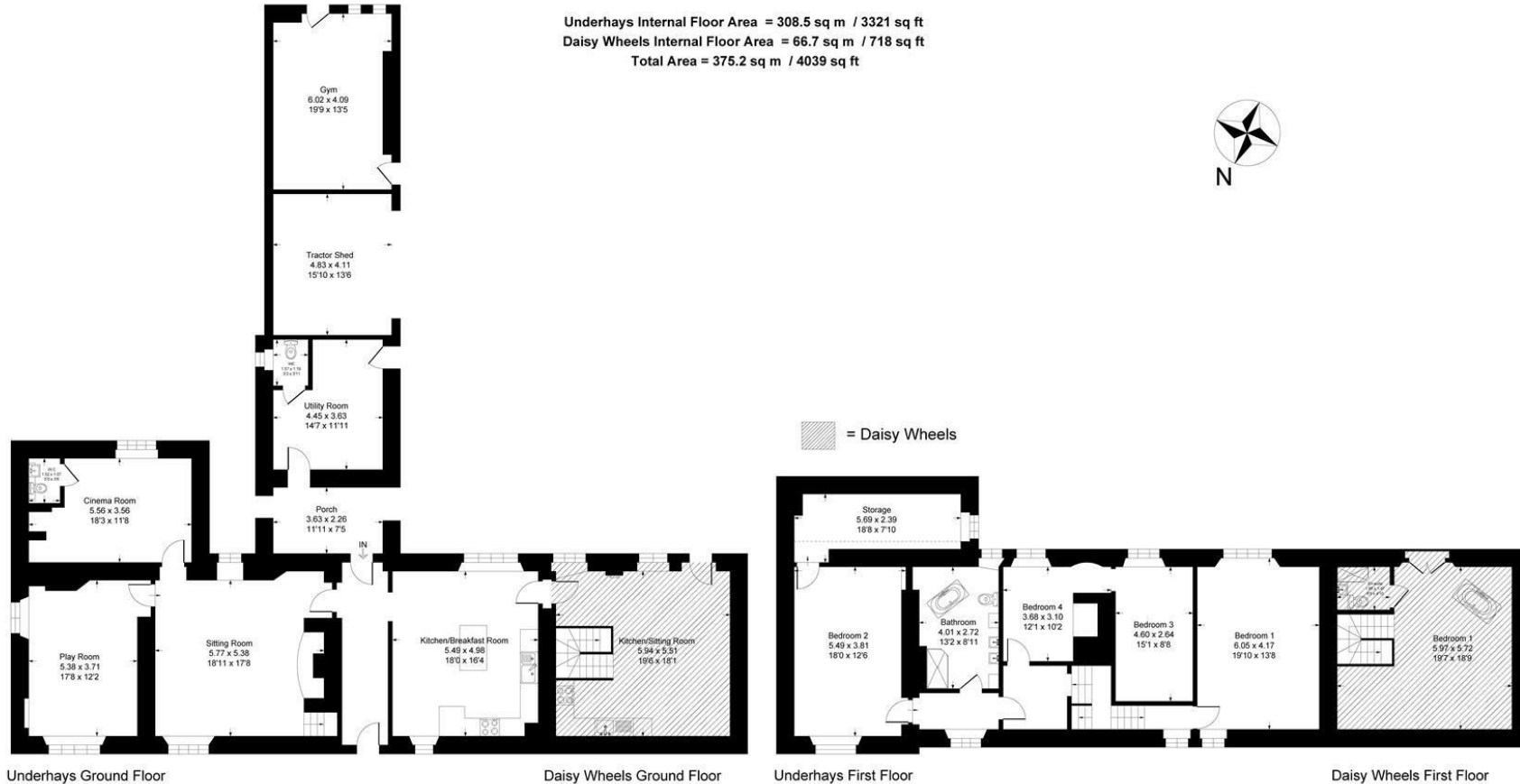


Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







