



Orchard House



# Orchard House

Landscape, Newton Abbot, Devon, TQ13 7LZ

Ashburton: 3.5 miles, Totnes: 5 miles, Exeter: 24 miles

A delightful detached property in the heart of a popular rural, yet accessible, hamlet

- Attractive family home
- In need of refurbishment
- 5 Bedrooms
- 3 Bathrooms
- Council Tax Band F
- 2300 sqft of accommodation
- Countryside views
- Versatile reception space
- Double Garage
- Freehold

Guide Price £700,000

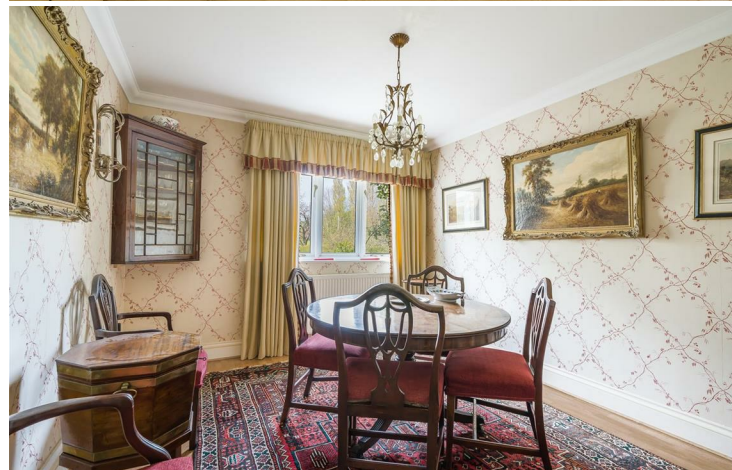
## SUMMARY

The property is situated in the charming hamlet of Landscape, in a rural yet accessible location near to the former stannary town of Ashburton. The town has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within a short distance of the town and there are mainline railway stations to London Paddington at Newton Abbot and Totnes. First class educational facilities can be found nearby whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

## DESCRIPTION

Orchard House is an attractive and pleasant family home in a select development of two homes completed in 2001. The property is situated within the heart of a popular hamlet in a rural yet accessible location, and offers a wonderful opportunity to refresh an extensive property of 2,300 sqft.



## ACCOMMODATION

Across the ground floor, the property enjoys plentiful reception space currently configured to create a spacious sitting room with French doors to the rear opening to the garden, while the separate dining room is accessed via the entrance hall with a view to the rear of the property. The kitchen features a range of fitted wall and base units with fitted appliances including a gas hob; there is a breakfast area situated to the rear of the kitchen with double doors opening to a conservatory overlooking the garden. In addition, the ground floor features a separate utility room and a store cupboard in the entrance hall.

On the first floor is five bedrooms, including four double bedrooms with two en-suite shower rooms and a single bedroom. The master bedroom, situated to the front of the property, enjoys an outlook across the village green with a dressing area and an en-suite shower room comprising a shower, wash basin and WC. In addition on the first floor is a family bathroom consisting a shower over bath, wash basin and WC plus a separate airing cupboard accessed from the first floor landing.

## OUTSIDE

To the front of the property is parking for two cars and access to the double garage with a range of mature shrubs and bedding plants bordering the parking area. To the rear is a pretty garden, laid predominantly to lawn with a splendid outlook across the surrounding countryside.

## SERVICES

Mains water and electricity. LPG central heating. Shared private drainage.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

## DIRECTIONS

From Peartree Garage beside the A38, proceed back across the A38 and take the slight left signposted to Landscope. Continue straight for 2 miles and enter the hamlet of Landscope, at the Village Green take the slight left and the property can be found on the first right. Proceed onto the shared driveway with Orchard House directly in front.

What3Words: [cupboards.scoping.twist](https://www.what3words.com/cupboards.scoping.twist)

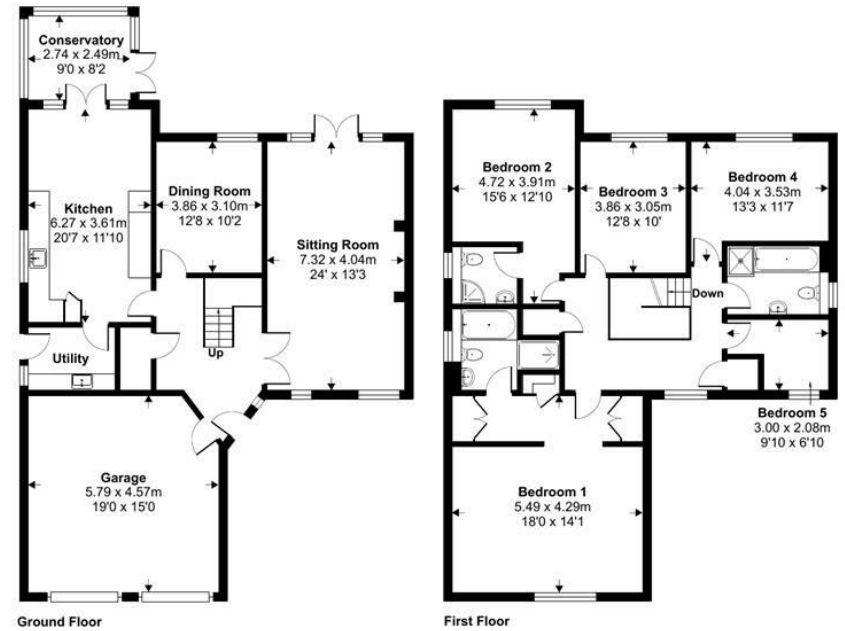
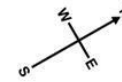


These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2618 sq ft / 243.2 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2022. Produced for Stags. REF: 971990



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