



Maize House and Plots





# Maize House and Plots

Ringslade Road, Newton Abbot, Devon, TQ12 1QF

Totnes 9 miles, Exeter 16 miles, Plymouth 30 miles

A fantastic detached home, with two development plots, all with far-reaching elevated views over the Haldon Hills

- A fantastic spacious 4 bed family home
- Large reception rooms
- Stunning far-reaching views
- High quality fittings
- Ample off-road parking
- Large gardens extending to 0.6 acres
- Detailed planning permission for 2 detached houses
- Double garage/Games room, single garage houses

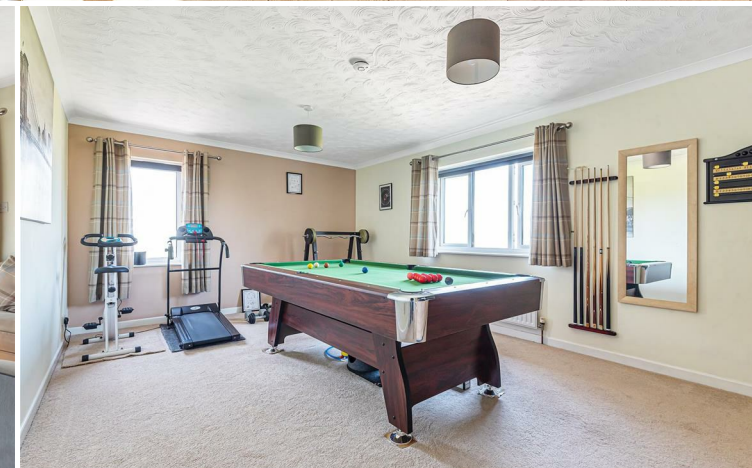
Guide Price £925,000

## SITUATION

Highweek Village is a sought-after residential area on the outskirts of Newton Abbot. Highweek has a local public house, village hall and church whilst nearby there are primary and secondary educational facilities. The market town of Newton Abbot offers a wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

## DESCRIPTION

The property, which was built in about 1994, is a substantial brick-built property in an elevated position with superb far-reaching views. The vendors successfully gained planning permission for two new detached houses to be built in the far part of the garden and are looking to sell the house with these two building plots together.





## ACCOMMODATION

A block paved drive with steps alongside lead up to the front door, providing access into the inner hall. Door to conservatory with the most stunning views towards the Haldon Hills. Door to study. A large dining room, again with stunning far-reaching views. Arch through to the large well-fitted kitchen with a central island unit with breakfast bar, a range of base and eye-level kitchen units, integrated Neff electric oven and integrated combi microwave over, Neff 4-ring hob with extractor over, 2-oven gas-fired Aga. From the kitchen, patio doors lead to the outside patio with further steps up to the garden. At the end of the reception hall is a ground floor WC and a utility room with door to the outside, further range of kitchen units and space and plumbing for a washing machine and tumble drier.

Off the half-landing is a very spacious sitting room with a gas fire, a further set of patio doors out onto an elevated patio with views of the Haldon Hills. On the first floor there are three double bedrooms, one with an en-suite shower room and family bathroom with corner bath and separate shower cubicle. The accommodation rises to a further floor, completely occupied by the main bedroom with adjoining dressing room and en-suite bathroom with separate bath and shower. From the bedroom a pair of patio doors lead out onto a fantastic balcony to sit and admire the views.

## OUTBUILDINGS AND GARDENS

There is a detached double garage with further parking to the side. A detached single garage and a useful timber shed. To the rear of the property is a summerhouse with decked area around.

The gardens and grounds surround the property and are well landscaped with mature herbaceous borders. There are several terraced areas of lawn with plenty of space to sit and enjoy the views from the property. The patio to the rear of the property faces west and is a perfect spot to enjoy the evening sun.

## BUILDING PLOTS

The vendors have successfully gained planning permission for two detached houses to be built in the large garden above the property. The areas are almost levelled out and provide two spacious plots for these detached homes. The plots benefit from even greater views than the house owing to the elevated position. Further information is available from the selling agents or online under planning reference 20/01961/FUL.

## SERVICES

Mains gas-fired central heating in the house, mains electricity, mains water and septic tank drainage.

## DIRECTIONS

From Newton Abbot take the A383 following the signs to Highweek. Proceed up the hill turning right, effectively continuing straight on into the centre of the village by the Highweek Inn. At the junction turn right and immediately left, after the pub, where the entrance to Maize House is found 50 yards on the left-hand side. Proceed along the private tarmac road to the parking area in front of the double and single garage.

## VIEWINGS

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





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

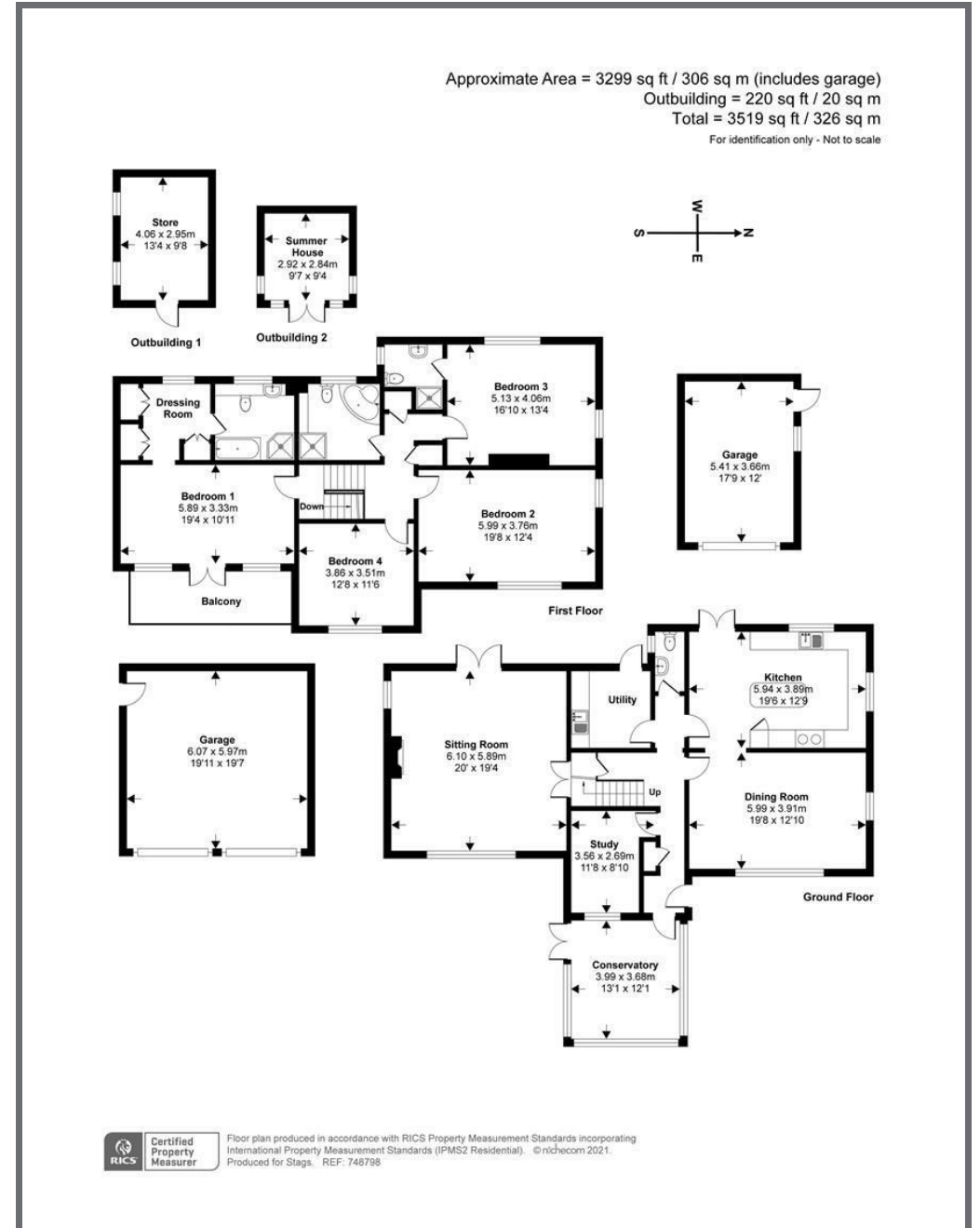


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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