



The Croft



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Abbotskerswell, Newton Abbot, Devon TQ12 5LQ

Newton Abbot: 3.5 miles Totnes: 6.5 miles Exeter: 20 miles

A substantial family home, tastefully extended and renovated, in a superb rural location with views stretching across the surrounding countryside.

- Extensively Modernised
- Tastefully Finished
- Open Plan Family Living
- Half an Acre Plot
- Planning For Double Garage
- Rural, yet Accessible
- Over 2000sqft of Accommodation
- 4 Double Bedrooms
- Parking & Outbuildings
- Freehold

Guide Price £950,000

SITUATION

The property is situated on the outskirts of the village of Abbotskerswell which benefits from a strong community atmosphere, and sits in-between the highly popular Towns of Totnes and Newton Abbot. The village itself features a well-regarded preschool and primary school with a Good OFSTED rating. There is a general store and Post Office catering for most day-to-day needs and a popular coffee & crafts shop.

The thatched village pub adjoins the beautiful village church. Abbotskerswell benefits from a park and tennis courts. There is also a village cricket ground with both junior and senior teams. Other activities in the village include the twinning association, yoga and netball.

The property is accessed off the A381/Totnes Road, providing easy access to the medieval town of Totnes, with a range of independent shops and bustling town centre and the bustling market town of Newton Abbot - with its comprehensive shopping and schooling facilities. Newton Abbot boasts a main line railway station and there are plenty of golf courses within the area. The A380 is a short drive providing speedy access to Exeter City centre. Torbay and Teignmouth are nearby, offering easy access to the coast and water activities.

DESCRIPTION

Positioned in an idyllic rural yet accessible location on the outskirts of two highly regarded villages, The Croft has undergone considerable renovations and modernisation during our vendors term. The extensive work included the additional of the first floor accommodation with a showpiece master bedroom, while the ground floor features superb open plan family reception space perfect for entertaining. Coupled with the property's impressive interior, The Croft enjoys a plot extending to half an acre with an abundance of parking, pleasant lawn gardens and outbuildings.



ACCOMMODATION

Across the ground floor the property features versatile reception space; its feature however is the delightful open plan kitchen, with ample space for a sitting and dining area while a triple aspect overlooks the properties grounds and towards the surrounding countryside. Large windows and a sliding door allows the room to be flooded with natural light and allows the space to feel connected to the property's extensive grounds.

The kitchen is fitted with attractive modern handleless units with integral appliances including a double electric oven, dishwasher and electric hob with a downdraft extractor as well as space for an 'American style' fridge/freezer. From the kitchen is access to the utility room with ample space for white goods.

Separately there is a formal sitting room with an outlook across the neighbouring farmland and towards the surrounding countryside, while at the front of the property is the fourth bedroom which is currently used as a snug and could alternatively provide an opportunity for a home office. Servicing the ground floor is a shower room with a walk-in shower, heated towel rail, wash basin and WC.

The first-floor features three double bedrooms; the excellent master suite enjoys a superb dual aspect to the front and rear of the property with 'Juliette Balconies' on either side to enjoy the property's wonderful views. The carefully designed master bedroom features a false wall to maintain privacy to the landing and provides suitable space for a television, while a separate dressing room provides ample storage space. In addition, the master en suite comprises a walk-in shower, heated towel rail, wash basin and WC.

The further double bedrooms are situated across the hallway while sandwiched between them is a suitable linen cupboard. These are serviced by a family bathroom consisting of a bath, heated towel rail, wash basin and WC.

OUTSIDE

Entered through electric gates the driveway sweeps past the property to a parking area and the properties outbuildings, suitable for storage with power.

The majority of the plot is laid to lawn with a section to the West of the house is an extensive lawn stretching from the front of the plot to the outbuildings. In addition, a kitchen garden sits adjacent to the opposite boundary line with fruit cages and a small polytunnel. At the rear of the property is a suitable seating or dining area which enjoys the views to the rear of the property, this area extends to an ornate part of the garden with a small pond and space for herbaceous plants.

Planning permission was obtained for a new garage to the rear of the plot. The permission is for a new double garage with a garden machinery store to the side, creating further storage opportunities. More information can be found via Teignbridge District Council searching for the reference 23/01709/HOUJ.

SERVICES

Mains water and electricity. Air source heat pump. Private drainage.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Strictly by appointment through the agents please.

DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes for 1.5 miles, passing Denbury Diesels and Abbotskerswell Cricket Club. At the crossroads beside the Two Mile Oak pub, turn left signposted to Kingskerswell and proceed for 1 mile until reaching Whiddon Cross and turn right signposted to Stoney Hill. Continue for a quarter of a mile where the property can be found on your right hand side.

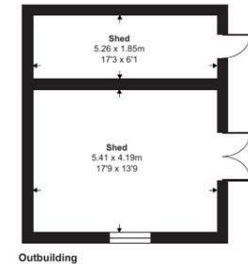
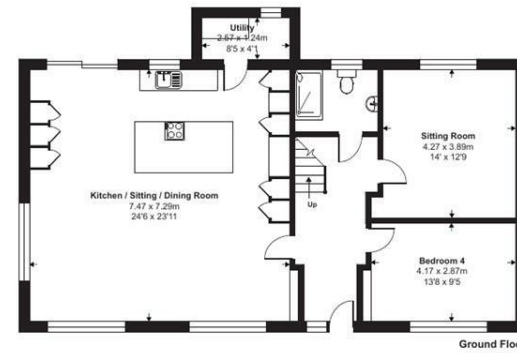
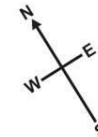
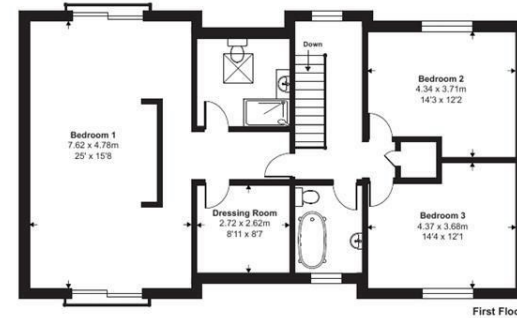
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These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2343 sq ft / 217.6 sq m
 Outbuilding = 374 sq ft / 34.7 sq m
 Total = 2717 sq ft / 252.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road,
 Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454



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