



Church House



# Church House

1a Laureston Road, Newton Abbot, Devon, TQ12 1HN

Newton abbot train station 0.75 miles, Totnes 8 miles, Exeter 17 miles

An incredibly well modernised 4 bed Victorian property with far reaching southerly views. EPC Band: D

- Period features
- Superb sitting room
- Shower room and Family bathroom
- Single garage
- Freehold sale
- Large kitchen/dining room
- 4 bedrooms
- Far reaching southerly views
- In a conservation area
- Council tax band D

Guide Price £495,000

## SITUATION

This property is situated in a quiet road on Wolborough Hill, a Conservation Area and the most sought after area on the south side of Newton Abbot. Wolborough Hills success as a residential area is due to Lord Devon's vision for creating a most desirable place to live.

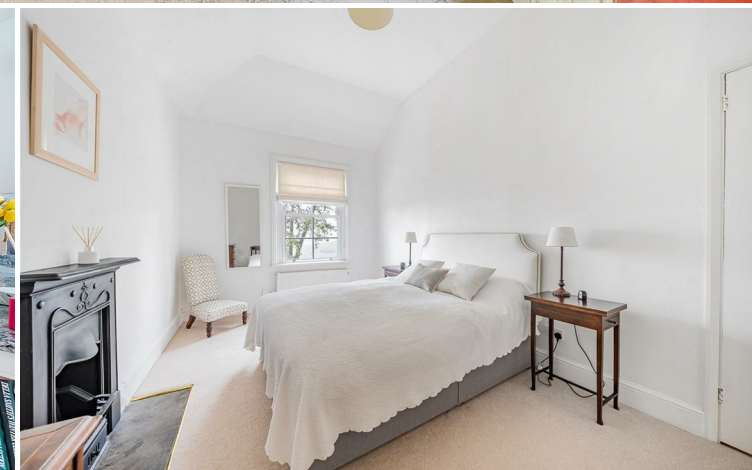
The bustling market town of Newton Abbot is located between the Dartmoor National Park and the bays and beaches of the south Devon coast and therefore is well situated for all the leisure activities for which the area is renowned. It also offers everyday amenities, a mainline railway station (direct service to London Paddington) and convenient road links via the A380 dual carriageway linking to the M5 at Exeter. Shaldon and Teignmouth are both 6 miles away and are known for their delightful beaches.

The Teign Estuary offers moorings for yachts, dinghy sailing and boating. In the immediate vicinity of the property there are a number of footpaths and trails to Decoy and Bakers Park.

## DESCRIPTION

Church House forms part of a large country house, located in a sought after location on the edge of Wolborough Hill. There are breathtaking views, particularly from the first floor bedrooms and the property is located in a conservation area. This property will be of particular interest to buyers favouring Victorian architecture as much of the original character still remains. It is impossible to accurately date the property but it is believed to date back to circa 1880 and remains Unlisted.

The house enjoys southerly views over Decoy Country Park, the lake and woodland, with the town in the far distance. Another selling feature is the contemporary, yet traditional high quality finish of the renovations.



## ACCOMMODATION

A pathway leads to a flight of steps, passing the decked area to the left, to the side of the property with the entrance via the main entrance door to the hallway. The hallway has a travertine stone floor, stairs rising to the first floor, a door to the outside and further door with a flight of steps leading down to the cellar area.

Snug/study carpeted throughout features a cast iron fireplace, recessed cupboards and space for working/desk area. Cloakroom. Kitchen/breakfast room with soft closing doors, granite worktops, space for a Rangemaster oven with 5-ring gas hob and two electric ovens and grill below with Neff extractor hood over. Space and plumbing for a dishwasher, Views to side of the property. Leading off the kitchen there is a short flight of steps leading down to the sitting room with original stripped pine floorboards, a cast iron fireplace with slate hearth and wooden surround with large (almost to the ceiling) sash windows which can be opened to provide access to the patio and decked area.

From the entrance hall there is a rear door which leads to a private patio area, bordered by a very tall original stone wall. From the hall, a flight of stairs lead to the first floor landing which is bright and airy and provides access to Bedroom 2 with cast iron fireplace, slate hearth and storage to either side of the chimney breast. Family bathroom with large bath and shower over. Separate shower room. Airing cupboard with pressurised hot water cylinder.

Two steps down to the master bedroom with cast iron fireplace, slate hearth, and stunning views over the patio and decked area below, Decoy Country Park and Newton Abbot in the distance. Bedroom 3 with the same stunning views and built in storage. In addition there is a fourth bedroom which could also serve as an additional study.

## THE CELLARS

From the hallway, there is a timber flight of steps which lead down to the cellars underneath the house. These are divided into 3 rooms, one used as a utility room with a range of fitted kitchen units with space and plumbing for a washing machine. The gas fired central heating boiler is located here. There are two further storage rooms, one being used as a workshop.

## OUTSIDE

There is a large paved patio with a decked area which can be accessed via a flight of steps to the side of the house or from the sitting room above. This is a superb outside area, offering ample space to enjoy al fresco dining whilst enjoying the far reaching southerly views. There is an upper area of garden accessed from a path which passes the side of the property. There is also an outside WC. Located close to the entrance drive of Laureston Lodge is a single garage which is included with the property.

## SERVICES

Mains gas fired central heating, mains electricity, water and drainage are connected to the property. Ultrafast broadband is available at the property with good mobile coverage.

## LOCAL AUTHORITY

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

## RESTRICTIVE COVENANT

A restrictive covenant was placed on this property in 1908 restricting the occupation of this property to be a private dwelling house only. No trade manufacture or business of any kind can be set up or carried out from the property.

## VIEWINGS

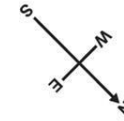
Strictly by prior appointment with Stags Totnes property office on 01803 865454

## DIRECTIONS

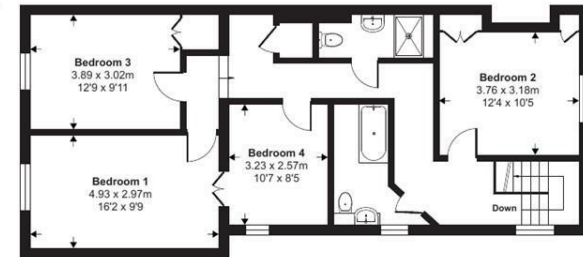
From the Penn Inn roundabout, proceed towards Newton Abbot town centre. Cross over the railway bridge and continue straight on into East Street. After the first set of traffic lights turn left into Church Road. Proceed along Church Road for a short distance bearing right into Courtenay Road. Turn right again into Courtenay Road and up the hill continuing for some distance where the road becomes South Road. Continue along this road and take the left fork down into Laureston Road and proceed until almost the end, where you will find the drive leading to Laureston Lodge and the garage with the property. Park in the road and walk up the flight of steps to the house.



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



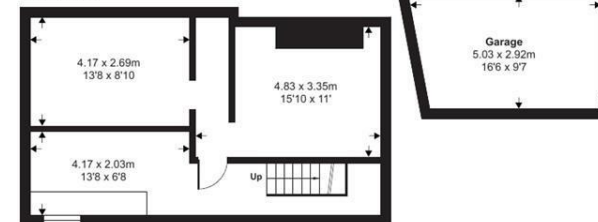
Approximate Area = 2224 sq ft / 206.6 sq m  
 Garage = 151 sq ft / 14 sq m  
 Total = 2375 sq ft / 220.6 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Lower Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1095371



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(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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