



Rock Cottage



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South Knighton, Newton Abbot, Devon, TQ12 6NR

A38 (Drumbridges): 2.5 miles, Newton Abbot: 4.5 miles, Exeter: 18 miles

An attractive period property set on the outskirts of a charming rural hamlet with superb views across the surrounding countryside and the Teign estuary.

- Exceptional Elevated Position
- Rural, yet Accessible Location
- Over 3,900sqft of Accommodation
- Versatile Family Home with Annexe
- 5 Double Bedrooms
- Attractive Formal Gardens
- 2.48 Acres of Grounds
- Off Road Parking & Garage
- Freehold
- Council Tax Band G

Guide Price £950,000

SITUATION

Situated in the quiet hamlet of South Knighton, this property is located within easy reach of Newton Abbot, Ashburton and the A38. The market town of Newton Abbot offers a wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, 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. The beautiful Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

First class primary and secondary educational facilities can be found nearby, through either private or state schooling. The highly regarded private school of Stover is situated just 3 miles away with both primary and secondary educational facilities, while the sought-after Blackpool Primary School in Liverton is situated just 1.5 miles away.

DESCRIPTION

Combining a fine balance of rural living and accessibility, Rock Cottage is an exemplary and versatile family home perched in a glorious elevated position with views extending over the rolling hills towards the Teign estuary and the South Devon coast.

Showcasing extensive accommodation which is generously configured to create a light and spacious 3 bedroom principal residence with a two bedroom first floor annexe. Where the property sets itself apart is through its exceptional grounds, combining a mature and well maintained formal garden as well as a wild garden and woodland providing the property with an array of colour and wildlife.

PRINCIPAL RESIDENCE

The primary reception room is the properties spacious sitting room, with a dual aspect including double doors opening to the formal garden combined with an inglenook fireplace with a wood burner providing a focal point for the room. A separate dining room enjoys an outlook towards the properties formal gardens, wooden flooring and access into both the kitchen and conservatory via double doors; this glazed room offers the optimal aspect of the properties superb views from the ground floor.



Towards the rear of the property is the 'L-shaped' kitchen, fitted with a range of modern ivory base units with solid oak worktops and integral appliances such as a dishwasher, electric induction hob and oven with space for a fridge/freezer. There is a large breakfast bar while steps lead to a suitable breakfast room with ample room for a table and chairs. This leads on to a large utility room with access to the rear garden as well as access to an extensive store room. Accessed from the properties entrance hall the ground floor also includes a study, a cloakroom and entrance porch.

The first floor features 3 double bedrooms. The master bedroom enjoys a magnificent view overlooking the surrounding countryside to the sea. It also benefits from an ensuite bathroom with a separate shower and bath, washbasin and WC. From the landing is access to the loft which has light and pull down ladder as well as a spacious family bathroom comprising a separate shower and bath, washbasin, WC and linen cupboards. The further two double bedrooms are spacious with beautiful views.

ANNEXE

The first floor annexe is accessed via the main dwelling or via the front of the property with stairs leading to the accommodation. The annexe consists of an open plan kitchen, dining and sitting room with kitchen units across one wall with space for appliances. The room opens out to provide ample space for a breakfast table and seating while enjoying a south facing balcony. The accommodation also combines 2 double bedrooms, one of which enjoys a conservatory overlooking the garden as well as a shower room comprising shower, wash basin and WC.

GARDENS & GROUNDS

From the road is access to a parking area suitable for parking for four vehicles and access into a garage situated below the annexe; beside the garage is a workshop with power and lighting.

The properties gardens wrap around the dwelling and provide colour all year round. From the sitting room is a formal lawn with a patio area suitable for outside seating. Behind the house paths cut into the lawns meandering through grounds passing an enclosed pond and leading up the hill to the properties granite rockery and an open level lawn with a summer house with spectacular views across the south Devon countryside and the coast. Further east from the formal garden is a vegetable garden with raised beds, fruit cages, a greenhouse as well as several garden storage sheds. This leads to the properties woodland. This area totalling two thirds of an acre is littered with wild flowers, trees and shrubs, and is a haven for wildlife.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating for the main dwelling, bottled gas central heating for the annexe. Standard broadband is available to the property. Mobile coverage via most major networks is available to the property.

LOCAL AUTHORITY

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

DIRECTIONS

From the A38, take the exit at drumbridges roundabout signposted to Newton Abbot and Bovey Tracey. At the roundabout, take the third exit signposted to Liverton and Bickington. Proceed through the village of Liverton, passing the post office and primary school and out of the village passing over the A38. Continue for 1 mile, passing the Welcome Stranger public house and proceed into the village of Bickington.

At Bickington, take the first left at the top of the crest, continue straight and take the first left signposted to Bovey Tracey and Chudleigh, then take the first right to proceed out of the village. Continue for half a mile where the property can be found on the left hand side.

What3Words: [///verify.natural.remedy](https://www.what3words.com/verify/natural.remedy)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	70
England & Wales		EU Directive 2002/91/EC	

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

totnes@stags.co.uk

01803 865454

Approximate Area = 3014 sq ft / 280 sq m
 Limited Use Area(s) = 33 sq ft / 3.1 sq m
 Garage = 340 sq ft / 31.6 sq m
 Outbuilding = 186 sq ft / 17.3 sq m
 Annex = 908 sq ft / 84.3 sq m
 Total = 4481 sq ft / 416.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1110901



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