



Steps







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Combeinteignhead, Newton Abbot, Devon, TQ12 4RE

Shaldon: 2.5 miles, Newton Abbot: 3 miles, Torquay: 6.5 miles.

A delightful and extended family home perched in a superb elevated position in a rural, yet accessible, location and situated within easy reach of both local amenities and renowned English Riviera.

- Detached Family Home
- Superb Countryside Views
- Ample Reception Space
- Quarter of an Acre Plot
- Freehold
- 1777sqft of Accommodation
- Edge of Village Location
- 4 Double Bedrooms
- Offroad Parking & Garage
- Council Tax Band: E

Guide Price £825,000

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SITUATION

Combeinteignhead is a popular village lying close to the Teign Estuary on the South Devon coast. The village is centred around the church which dates back to the 14th century. There are two historic pubs, The Wilde Goose Inn is a short stroll away and the Coombe Cellars is located on the banks of the Teign. The delightful seaside village of Shaldon with its beaches, cafe's, pubs and restaurants is only two miles distant. While the coastal town of Teignmouth is just across the Teign estuary with a full range of amenities including well regarded schools, doctors and hospital, shops and restaurants.

On top of this, a short distance from the property is Newton Abbot, is a bustling market town full of interest while also offering a wide range of supermarkets, a hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. There are many great beaches in the area where a wide range of water sports can be enjoyed and the rugged and picturesque Dartmoor National Park lies a short distance to the west.

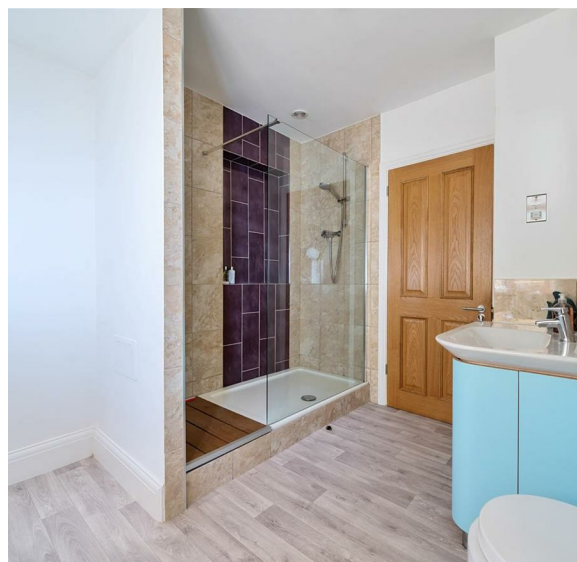
DESCRIPTION

Steps is a delightful detached family home situated in a most delightful elevated position overlooking its most attractive neighbouring surroundings. Nestled on the edge of a quiet village in the heart of the Torbay countryside, maximising a fine balance of a rural, yet accessible, location thanks to ease routes to both the A380 and the Torbay coastline.

During the current owners tenure, the property has undergone substantial alterations and remodelling including two extensions which has given the property extensive accommodation predominantly across a single storey, which is complemented by a delightful grounds with the plot totalling a quarter of an acre.

ACCOMMODATION

The property is situated across two floors, with the ground floor hosting the majority of the accommodation that is added to by a lower ground floor. The ground floor hosts the properties reception space, these versatile rooms are connected to create social and family orientated spaces. The sitting room enjoys a wonderful south westerly aspect across the surrounding country combined with a triple aspect makes it a light and spacious room. The kitchen is situated to the rear of the first floor and features a range of wall and base units with granite effect worktops and a range of fitted appliances including a dishwasher, electric oven, hob and fridge/freezer and a linen/airing cupboard. Two further reception spaces compliment both the sitting room and the kitchen, with a snug sitting within the landing that features a wood burner for a more relaxed and cosy reception space, while the breakfast room with its bay window is situated off of the kitchen.





There are three bedrooms across the ground floor, with the master bedroom situated at the far end of the accommodation, featuring double doors opening to the patio terrace plus dressing area as well as an en suite shower room comprising a shower, wash basin and WC. The two further bedrooms are a double in size, with the second bedroom enjoying a bay window to make the most of the properties optimal outlook. In addition to this, there is a separate office providing ample space for working from home. The family bathroom is accessed from the hallway and consists of a walk in shower and plumbing available for a bath, wash basin, and WC.

The lower ground floor features a double bedroom with an en suite shower room, this creates an ideal space for guest accommodation on a separate floor to the main accommodation. From the hallway is access to a utility room with space for white goods and a separate cloakroom. In addition, there is access to the integral garage with power and lighting providing further storage space.

OUTSIDE

At road level the property enjoys a gravel parking space for two vehicles and a singular garage.

The plot extends up the hill and provides a additional driveway parking, the driveway sweeps around and leads to the property's integral garage. The property enjoys a small area of lawn garden in front of the property that features a pond. A terrace runs from the master bedroom to the side of the house with steps lead to the terraced garden with wooden decking and a suitable outdoor seating/dining area with a convenient space for a barbeque.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. According to Ofcom, there is superfast broadband available to the property. Limited mobile coverage via the major networks.

AGENTS NOTE

The property has an easement across neighbouring land to access it's driveway from the road, meaning that Steps does not own the first part of its access. There is a covenant that the property must be used as one dwellinghouse.

LOCAL AUTHORITY

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

DIRECTIONS

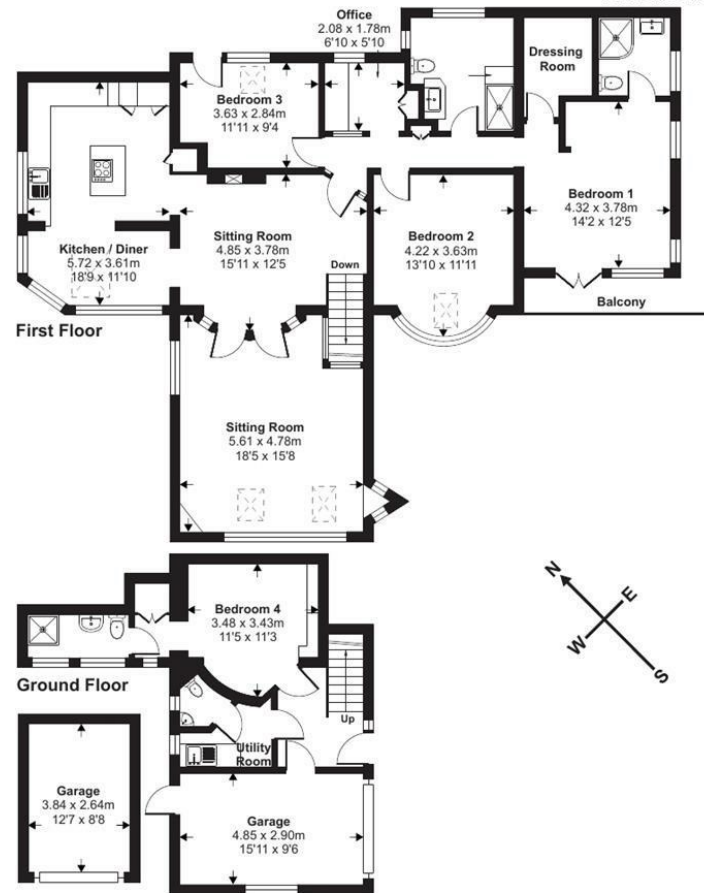
From the Penn Inn roundabout at the A380, proceed east on Shaldon Road signposted towards Combeinteignhead continuing up the hill and out of Newton Abbot for 2 miles passing through the village of Netherton. Upon reaching Combeinteignhead, continue through the village passing the village hall where, at Coombe Garage, turn right. Continue for a quarter of a mile passing The Wild Goose Inn public house and out of the village where the property can be found on the left hand side.

Approximate Area = 1777 sq ft / 165 sq m

Garage = 259 sq ft / 24 sq m

Total = 2036 sq ft / 189 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). © nchecon 2024. Produced for Stags. REF: 1125994



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

