



Higher Loady Park Whitehill Road, Newton Abbot, Devon
TQ12 1QE

A versatile farmhouse with excellent views on the outskirts of Newton Abbot with 5 acres.

Newton Abbot (train station): 2 miles, A38 (drumbridges): 2.5 miles, Exeter: 17 miles.

• In Need of Renovation • Close to Amenities • Scope for Improvement • 3 Bedrooms • 5.16 Acres • Outbuildings • Freehold • Council Tax: TBC

Guide Price £650,000

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SITUATION

The property is situated between Newton Abbot and Teigngrace with excellent road links via the A382 to the A38. Newton Abbot town centre is only a few miles away with its 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

Higher Loady Park offers a wonderful opportunity to acquire a versatile farmhouse in need of refreshment. The property offers accommodation across two storeys comprising three bedrooms, two reception rooms and a kitchen/diner. Adjoining the property is an attached two storey store which offers further opportunity to a purchaser. Held in the same family for generations, Higher Loady Park provides a refreshing chance to

renovate a cherished farmhouse with over 5 acres of ground including a range of traditional farm buildings.

OUTSIDE

The property is entered via a private track to a parking area with storage buildings. Engulfing the property is 5.16 acres of pasture with a mixture of predominantly sloping pasture and rough ground. To the rear of the property is a range of traditional farm buildings with a small lawn garden.

SERVICES

Mains water and electricity. Private drainage. There is no central heating at the property.

VIEWINGS

Strictly by appointment through Stags.

AGENTS NOTE

This property is approached over a farm track which is in poor condition and uneven.

DIRECTIONS

From the drumbridges roundabout/A38, proceed

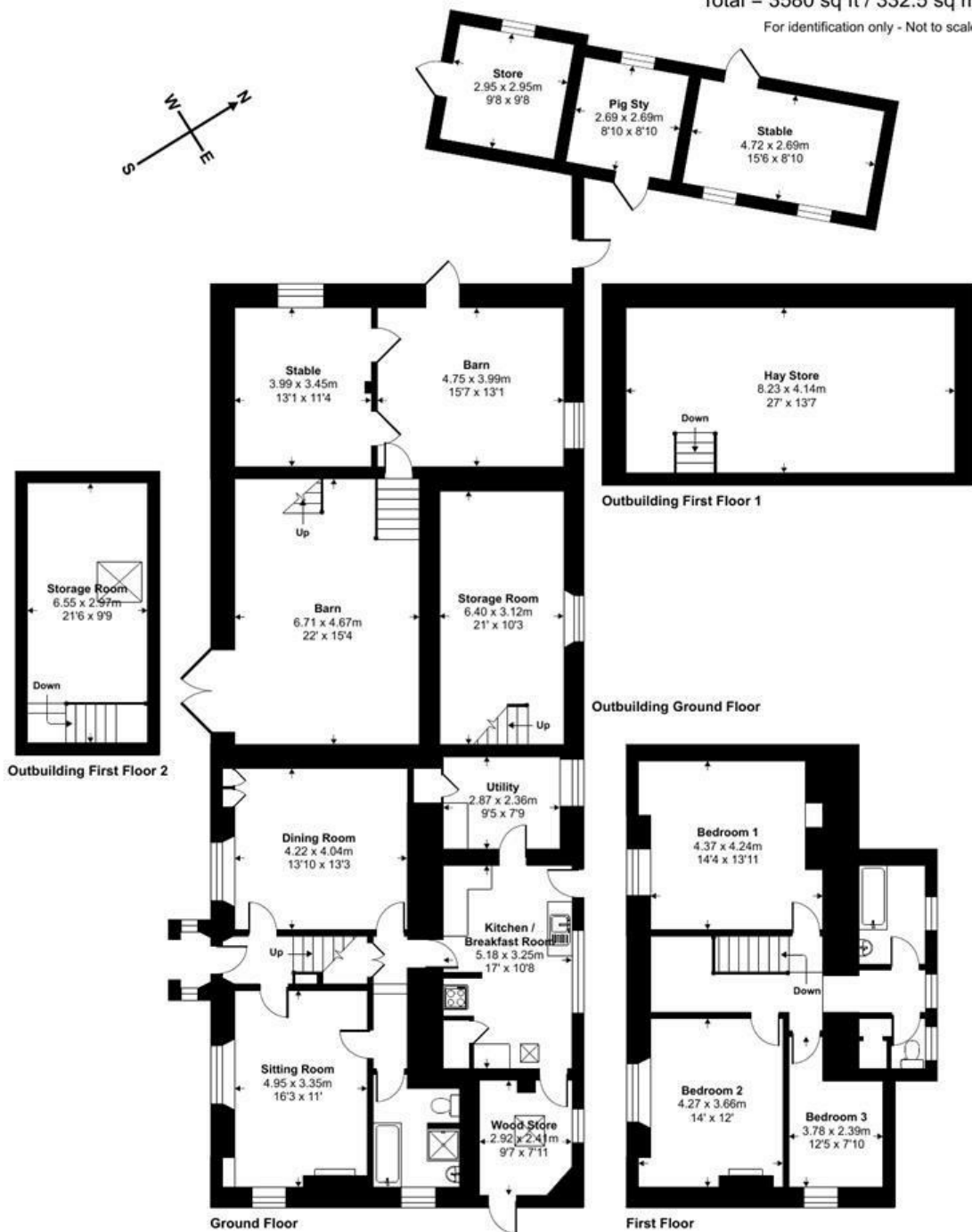
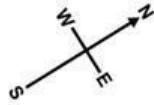


towards Newton Abbot on the A382 for 2 miles passing Stover school and Plants galore. At the roundabout, take the third exit onto Ringslade Road signposted to Highweek, proceed up the hill for half a mile. At the top of the hill beside The Highweek Village Inn, turn left and follow the road to the left as it turns into Whitehill Road. Proceed down the hill for a quarter of a mile and the entrance to the property can be found on your left hand side.



Approximate Area = 1677 sq ft / 155.8 sq m
 Outbuildings = 1903 sq ft / 176.7 sq m
 Total = 3580 sq ft / 332.5 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). © nichecom 2022. Produced for Stags. REF: 887843.



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