



Tor Haven Farm Bungalow



Newton Abbot: 2.5 miles, Totnes: 9 miles,
Exeter: 21 miles

A substantial bungalow situated
in an edge of village location
offering versatile accommodation
within a good sized plot.

- 1794 sqft of Accommodation
- 1980's Bungalow
- Rural Setting
- Well Presented
- Kitchen/Dining Room
- 5 Bedrooms
- Third of an Acre Plot
- Plentiful off-road Parking
- No Onward Chain
- Freehold

Guide Price £575,000

SITUATION

The property is situated in the sought-after village of East Ogwell on the outskirts of Newton Abbot. Ogwell offers excellent village amenities including a Church, Village Hall and Primary School. There is a bus service to Newton Abbot which has supermarkets, a hospital, primary and secondary schools (the primary school has an outstanding rating by ofsted), leisure facilities and a mainline railway station with direct links to London Paddington. Dartmoor National Park is close by as well as the coast and Teign Estuary including the sandy beaches and boating facilities of Shaldon, Teignmouth and Torbay.

DESCRIPTION

Tor Haven Farm Bungalow is a well presented, versatile and substantial family home in Ogwell situated in the rural outskirts of Newton Abbot. The bungalow has undergone many alterations and has been modernised and extended in our vendors current tenure. Now offering accommodation that provides 5 bedrooms, comfortable reception space and modern family living set within a good-sized third of an acre plot with the backdrop of South Devon's attractive countryside.

ACCOMMODATION

Across the properties single storey of accommodation there is versatile space to create a fine balance of reception and bedrooms. The reception space at the property currently comprises a sitting room with a dual aspect and features a wood burner to create a cosy atmosphere.

Towards the rear of the property is the family kitchen, the hub of the house, with smart and modern wall and base units with an integral electric oven and hob as well as a dishwasher and fridge; a breakfast bar creates an ideal social environment with plenty of space for a dining room table, while a solid fuel burner with a back boiler gives a centre point for the room. From the kitchen is access to the utility room with a continuation of the same style units as in the kitchen, there is a separate cloakroom WC while there are external doors providing access to the garden and parking area.

At the other side of the accommodation is the properties five double bedrooms. The master bedroom is situated to the far end of the accommodation with a dual aspect over the garden and surrounding countryside while also benefitting from an en suite bathroom, with a shower over bath, wash basin and WC. Servicing the other four double bedrooms is a family bathroom consisting of separate bath and shower, wash basin and WC.

OUTSIDE

The property is approached via a private asphalt driveway leading to the properties parking area with ample space for multiple vehicles. To the rear of the property is a lawn garden providing a pleasant and private space to enjoy the properties rural surroundings.

SERVICES

Mains water and electricity. Private drainage. Solid-fuel heating plus an immersion tank. Ofcom advises there is standard broadband available to the property and mobile coverage is limited via some of the major providers.

TOWN & COUNTRY PLANNING

Planning permission was granted for the bungalow in 1981 with an agricultural occupancy restriction, though there is now the CLEUD in place for existing use of the dwelling in non-compliance with restrictive agricultural workers condition.

AGENTS NOTE

The neighbouring land owner has a right of way across the first part of the private driveway to access a gate to their field. More information can be obtained from the agents.

LOCAL AUTHORITY

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

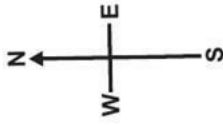
DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes, continuing through Wolborough and out of the Town. At the first roundabout take the third exit signposted to Ogwell, continue for ¼ of a mile and take the third right at Ogwell Green Cross signposted to East Ogwell. Proceed down the hill and take the first right onto Croft Road, following the road around to the left and up the hill. Proceed out of the village and after a quarter of a mile, the property can be found on the right hand side.

what3words: ///models.birdcage.salsa



Approximate Area = 1794 sq ft / 166.6 sq m
 Garage = 237 sq ft / 22 sq m
 Total = 2031 sq ft / 188.6 sq m
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1173616

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(91-100) A	(81-90) B	(71-80) C	(55-65) D
(61-70) E	(41-50) F	(21-30) G	
Net energy efficient - higher scoring coats		71	44
England & Wales		EU Directive 2002/91/EC	71

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

01803 865454

totnes@stags.co.uk

stags.co.uk