



Church Thatch



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Abbotskerswell, Newton Abbot, Devon, TQ12 5NY

A380 (Kingskerswell): 1.5 miles, Newton Abbot: 2 miles,
Maidencombe Beach: 5.5 miles.

A unique modern family home designed in the charming style of a traditional Devon cottage, ideally situated in the heart of a popular and accessible village.

- Idyllic Village Location
- Sympathetically Styled
- 5 Double Bedrooms
- Off-road Parking & Garage
- Close to Village Amenities
- 2614 sqft of Accommodation
- Built in 2002
- Ample Reception Space
- Low Maintenance Garden
- Freehold

Guide Price £750,000

SITUATION

Abbotskerswell benefits from a strong community atmosphere, having a highly regarded preschool and primary school with a Good OFSTED rating. There is a general store and Post Office catering for most day-to-day needs and a popular coffee & crafts shop. The thatched village pub adjoins the beautiful village church. Abbotskerswell benefits from a park and tennis courts. There is also a village cricket ground with both junior and senior teams. Other activities in the village include the twinning association, yoga and netball.

The village is accessed off the A381/Totnes Road, providing easy access to the medieval town of Totnes and the bustling market town of Newton Abbot - with its comprehensive shopping and schooling facilities. Newton Abbot boasts a main line railway station and there are plenty of golf courses within the area. The A380 is a short drive providing speedy access to Exeter City centre. Torbay and Teignmouth are nearby, offering easy access to the coast and water activities.

DESCRIPTION

This unique modern family home, built in 2002, combines the charm of a traditional Devon cottage with contemporary comforts. Ideally situated in the heart of a popular and accessible village, this home offers character, convenience, and plenty of space for family living, blending 'mod-con's with traditional features including a thatched roof that was renewed in 2012. Designed with good ceiling height throughout, it features five spacious bedrooms, an open-plan kitchen/dining room, and a cosy sitting room with a fireplace. The property is serviced externally via off-road parking, a garage, and a pleasant low maintenance rear garden.



ACCOMMODATION

The ground floor offers versatile reception spaces, beginning with the inviting sitting room, where wooden floors and double doors with a western aspect allow plenty of natural light to flood the room. The centerpiece is a traditional fireplace with an oak mantle, stone hearth, and surround, housing a charming wood burner. Adjacent to this is the second reception room, ideal as a study or snug, perfect for an informal sitting area.

The heart of the home is the spacious family kitchen, where limestone flooring runs throughout and ample space accommodates a dining table, set in front of double doors that open to the garden. The kitchen boasts a range of painted wooden units with solid wooden worktops, a Belfast sink, and space for a dishwasher and fridge-freezer. At its center is an AGA set within a stone fireplace with an oak mantle. A utility room, conveniently accessed from the kitchen, offers additional storage, plumbing for a washing machine, and space for a tumble dryer. A cloakroom is also accessible from the entrance hall.

Upstairs, four of the property's five double bedrooms are located on the first floor, all accessible from the central landing. The master bedroom, situated to the rear of the house, features built-in storage with traditional wooden doors and an en suite shower room with a shower, wash basin, and WC. A family bathroom serves the remaining three bedrooms, featuring traditional fittings, including an impressive roll-top bath with an overhead shower, wash basin, and WC.

The expansive second floor hosts a large guest bedroom with generous sleeping and reception areas, accessible via a central staircase. This floor also benefits from plentiful eaves storage and an en suite shower room, featuring a walk-in shower, wash basin, and WC.

OUTSIDE

To the front of the property is off-road parking for multiple vehicles and access to the properties single garage with traditional wooden doors to the front and rear of the property.

At the back is a split level garden, with a walk way providing pedestrian access to the rear with steps leading to a patio area suitable for outdoor seating or dining. An astro-turf garden stretches beyond the patio providing a low maintenance space to enjoy the serenity of village life, while the leylandii hedging provides the boundary on two of the rear aspects.

SERVICES

All mains services connected with gas fired central heating. Ofcom advises there is superfast broadband available to the property and limited mobile coverage via the major networks.

LOCAL AUTHORITY

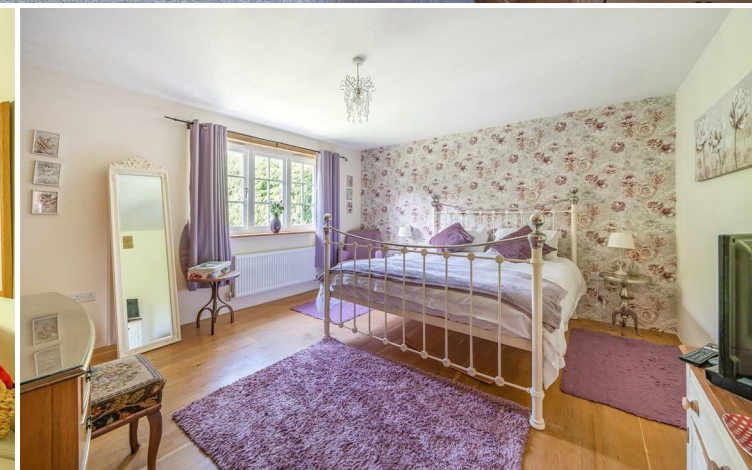
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Church Thatch is currently a commercial rate, registered with the Local Authority as a self catering holiday unit and premises and as such "small business rates relief" applies and that means no business or local rates have been liable. Before then, it is understood that the council tax band used to be an F.

DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes, after 2/3 of a mile take the second left signposted to Abbotskerswell onto Odle Hill. Follow the road into the village for half a mile passing the primary school and village shop and, at the mini roundabout, continue straight over. Take the first right after the mini roundabout towards the village church, and at the bottom of the hill turn right to proceed up the private lane where Church Thatch can be found as the first property on the left.

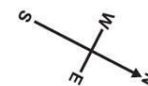
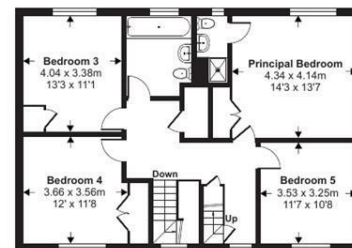
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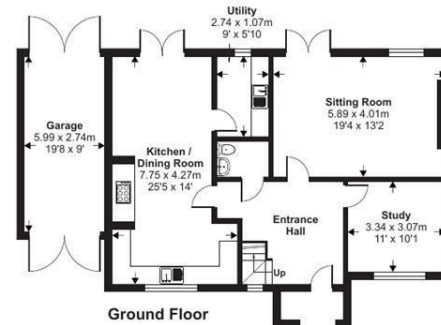
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



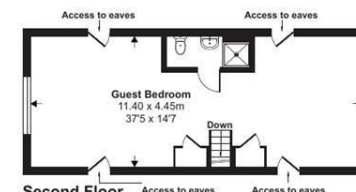
Approximate Area = 2437 sq ft / 226.4 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 2614 sq ft / 242.8 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1191749