



Coombefishacre Farmhouse



Ipplepen: 1.25 miles, Newton Abbot: 4.5 miles, Torquay (seafront) 6 miles.

A charming semi-detached family home in a delightful rural location in a well proportioned plot.

- Period former farmhouse
- 1469sqft of accommodation
- No onward chain
- Scope for improvement
- 3 Double bedrooms
- 2 Reception rooms
- Traditional farm building
- Pleasant garden
- Freehold
- Council tax band: C

Guide Price £465,000



SITUATION

Coombe Fishacre is a picturesque rural hamlet nestled in the rolling South Devon countryside, offering a peaceful setting with the charm of a traditional Devonshire landscape. Surrounded by farmland and wooded valleys, it enjoys a wonderful sense of seclusion while remaining conveniently located for access to nearby towns. The popular market town of Newton Abbot is just a short drive away, providing a wide range of amenities, shopping, and mainline rail links. Totnes, with its vibrant arts scene and eclectic mix of independent shops and eateries, is also within easy reach. The South Devon coastline and Dartmoor National Park are both nearby, offering a wealth of leisure opportunities including walking, riding, and sailing. Coombe Fishacre is ideal for those seeking a tranquil village lifestyle within easy reach of the region's key transport routes and attractions.

DESCRIPTION

Coombefishacre Farmhouse is a charming period farmhouse, not listed, that offers versatile accommodation. This semi-detached home being sold with no onward provides an opportunity for a purchaser to put their own stamp on an extensive home that extends to 1,469sqft. Outside there is a well proportioned garden as well as plenty offroad parking, but its most noteworthy feature in the grounds is the traditional farm building being sold with the property; currently used as storage while offering plenty of potential and opportunity for a variety of uses.

ACCOMMODATION

The ground floor provides two reception spaces, previously used as a sitting and dining room, situated to the front of the property. The sitting room is complemented by a fireplace with a wood burner, providing an attractive centre point for the room. To the rear of the first floor is the kitchen with a range of wall and base units with space for kitchen appliances and a breakfast table as well as benefitting from a pantry store. Adjoining the kitchen is the utility room, with access to the garden, space for white goods and a separate cloakroom with a WC and wash basin. On the first floor are the properties three double bedrooms and the

family bathroom with a shower over bath, wash basin and WC.

OUTSIDE

From the lane is access to off-road parking for three vehicles, with a gate leading to a path up to the property. The path runs alongside the lawn garden, a pleasant level area with a mature range of trees and shrubbery offers an ideal spot for avid gardeners looking to create an idyllic retreat.

Adjoining the house is access to a convenient garage/store with power and lighting, while opposite is a traditional farm building. Used in recent history as amenity storage for the dwelling, this two storey structure offers a great opportunity for further uses, subject to the necessary consents.

SERVICES

Mains electricity and water. Shared private drainage with the neighbouring property. Oil fired central heating. Ofcom advises that there is limited mobile coverage and standard broadband available to the property.

AGENTS NOTE

There is a flying freehold between this property and its next door neighbours, with part of the ground floor kitchen sitting below the first floor of the neighbours.

LOCAL AUTHORITY

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

DIRECTIONS

Take the A381 out of Totnes towards Newton Abbot, after approximately four and a half miles on your left hand side will be Ipplepen Business Park and the signs welcoming you to the village of Ipplepen, turn right shortly after this sign, signed Coombe Fishacre and follow this country lane under the railway bridge, past the Kennels and Pet Shop, past Coombe Fishacre Lane on your right and then the property can be found on the right hand side.

What3Words: ///airstrip.lush.rationed



Approximate Area = 1469 sq ft / 136.4 sq m (excludes void)
Garage = 201 sq ft / 18.6 sq m
Outbuildings = 601 sq ft / 55.8 sq m
Total = 2271 sq ft / 210.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1279322

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	95
(81-91) B	
(69-80) C	
(55-68) D	45
(49-54) E	
(41-48) F	
(35) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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