



Spinners Moon



# Spinners Moon

Abbotskerswell, Newton Abbot, Devon, TQ12 5NH

A380 (Kingskerswell): 2 miles, Maidencombe Beach: 6 miles,  
Totnes: 6.5 miles.

A versatile and extensive property, enjoying a well-proportioned plot in a rural, yet accessible, location on the edge of a popular South Devon village.

- Substantial family home
- Close to village amenities
- 4 Double bedrooms
- Multi-generational living
- Freehold
- Easy access to Newton Abbot
- Social reception space
- One bedroom annexe
- Parking, garden and two double garages
- Council Tax Band: G

## Offers In Excess Of £900,000

### SITUATION

The property enjoys a private setting on the edge of the sought-after village of Abbotskerswell, a thriving community with a well-regarded primary school, church, local shop, post office, and two popular pubs. The village sits between Newton Abbot and Totnes, providing excellent access to both towns, together with mainline rail links and the A38 Devon Expressway for fast connections to Exeter, Plymouth and beyond. The surrounding countryside is a delight, with Dartmoor National Park close at hand and the South Devon coastline also within easy reach.

### DESCRIPTION

Spinners Moon presents a rare opportunity, offering a spacious four-bedroom detached bungalow together with a self-contained one-bedroom annexe and the benefit of two double garages. The accommodation is generous and well-balanced, with a large sitting room, modern kitchen, conservatory, and separate dining room, complemented by a principal bedroom with en-suite facilities. The annexe is linked to the main property but also has its own independent access, making it ideal for multigenerational living, extended family, or guests. The property is approached via secure electric gates, opening onto a wide brick-paved driveway and landscaped gardens that provide both privacy and a most attractive setting.



## ACCOMMODATION

A welcoming entrance hall leads to the principal rooms of the bungalow, including a spacious triple-aspect sitting room with fireplace and access onto the terrace. The dining room adjoins, opening onto a decked terrace and hot tub area, and in turn flows into the well-equipped kitchen with breakfast bar and adjoining utility room. A cloakroom and a bright conservatory further enhance the reception space, linking directly into the annexe.

The bungalow provides four comfortable bedrooms. The main bedroom enjoys views over the gardens and a fitted en-suite bathroom, while the remaining bedrooms are served by a family bathroom with both bath and shower.

The annexe offers a flexible arrangement. On the ground floor is a generous kitchen/dining room and cloakroom, together with access to one of the double garages beneath. Stairs rise to the first floor, where there is a bright sitting room, a spacious bedroom with eaves storage, and a shower room. This accommodation can be fully self-contained if required, or seamlessly incorporated into the main home.

OUTSIDE

The gardens at Spinners Moon are a particular feature, laid mainly to lawn with mature trees, shrubs and colourful planting. A unique boat-shaped flower bed sits as a focal point within the garden, whilst a spacious decked terrace with hot tub provides an excellent space for outdoor entertaining. To the front, the gated brick-paved driveway provides extensive parking and turning space. There are two double garages: one set beneath the annexe, and another detached garage at the opposite end of the driveway, both offering power, light and excellent storage.

## SERVICES

Mains electricity and water. Oil-fired central heating. Private drainage via septic tank. Ofcom advises that mobile coverage, via major providers, and superfast broadband is available to the property.

## 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 take the A381 Totnes Road. On reaching Abbotskerswell turn left signposted Court farm inn Spinners Moon is the first property on the left with gated entrance.

What3words: ///hits.polite.hung



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

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Approximate Area = 1834 sq ft / 170.4 sq m  
Annexe = 784 sq ft / 72.8 sq m  
Garage = 851 sq ft / 79 sq m  
Total = 3458 sq ft / 321.2 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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