



Charlecombe Mill Top Farm







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Stokeinteignhead, Newton Abbot, Devon, TQ12 4QH

Shaldon 2.75 miles, A380 at Newton Abbot 3.75 miles, Exeter: 21.5 miles.

A unique Class Q barn conversion, enjoying superb views overlooking the Teign estuary with excellent grazing land available in lots, or as a whole.

- Superb semi-rural location
- Agricultural style conversion
- 976sqft of outbuildings
- Total of 24.36 acres
- Picturesque estuary views
- Scope for improvement
- Optimal grazing land
- 375 yard driveway

Guide Price £1,250,000

## Stags Totnes

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

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



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## SITUATION

Stokeinteignhead is an attractive village in the rolling Devon landscape with a strong village community that includes a sought after primary school, country inn, village hall, shop and historic church. Located in an area of great landscape value and conservation area, a network of bridleways and tracks makes this a popular area for horse riding while the sandy beaches and boating facilities of Shaldon, Teignmouth and Torbay, are within a few miles.

The A380 is within easy reach providing good access to the A38 and M5. Mainline railway links to London Paddington are located in the nearby market town of Newton Abbot, with its full range of comprehensive shopping facilities, and the cities of Exeter and Plymouth are also within easy reach for work, shopping or leisure.

## DESCRIPTION

Developed as a traditional Class Q barn conversion in 2015, this eye-catching property extends to approximately 1,500 sq ft and is perched on the hills adjoining the Teign Estuary, enjoying superb views across the water towards the village of Bishopsteignton and the town of Teignmouth. This energy efficient dwelling, EPC rated C, provides space for three bedrooms, an impressive reception room, and a family kitchen, while the 24.36 acres is available as a whole or in lots.

## LOT 1 - HOUSE & 4.81 ACRES

The accommodation within the dwelling is arranged across the ground floor. A triple-aspect sitting room enjoys a delightful outlook towards the estuary as well as the property's outbuildings, currently used as part of the farming enterprises but could convenient for equine usage. At the other end of the ground floor lies the kitchen/dining room, fitted with a range of light blue Shaker-style wall and base units combined with wooden worktops. There is space for a Rangemaster-style cooker, while the centre of the room accommodates a dining table. A door leads through to the utility room, which offers further fitted units, a rear access door, and access to a separate WC.

The three double bedrooms are located at the heart of the accommodation, each featuring fitted wardrobes providing plentiful storage space. The master bedroom includes an en suite shower room comprising a shower, wash hand basin, and WC. Serving the other bedrooms is a family bathroom with a separate shower, bath, wash hand basin, and WC. The property also benefits from a useful attic space, accessed via stairs from the sitting room, which provides generous storage.

Externally, adjacent to the kitchen/dining room is a patio area suitable for outdoor seating and dining, enjoying a wonderful outlook over the surrounding countryside. The grounds extend down towards the outbuildings, where there are four loose boxes set between two timber buildings, as well as a separate timber hay barn with a partly open frontage allowing for vehicular storage.

The property is accompanied by a 3.3 acre paddock, situated opposite the dwelling. Bordered by hedging with a small area featuring vegetable beds and a fruit cage.





#### LOT 2 - 4.36 ACRES

Situated to the south east of the dwelling, this lot comprises a fairly level pasture paddock with existing hedge boundaries on the east and south borders. If sold separately, the purchaser will be responsible for erecting stock fenced boundaries on the north and west borders that adjoin the driveway. The lot will have a right of access over the entrance gate and part of the driveway to access the paddock. Currently, this paddock does not have access to water, but if sold separately, a connection via the house's supply will be implemented with a sub-meter installed.

#### LOT 3 - 5.83 ACRES

Situated to the south west of the dwelling, this area of pasture is split into two separate paddocks with stock fencing separating the two paddocks that are divided to 2.67 and 3.15 acres. There is existing hedging on the north, south and west boundaries of the paddock. If sold separately, the purchaser will be responsible for erecting stock fenced boundaries on the east border that adjoins the driveway. The lot will have a right of access over the entrance gate and part of the driveway to access the paddock. The paddock benefits from an existing water connection fed from the house's supply. If sold separately, a sub-meter will be installed prior to completion.

#### LOT 4 - 9.36 ACRES

Situated to the west of the dwelling, this lot comprises a substantial area of pasture to the west and northern sides of the property. There is existing hedging on each of the paddocks boundaries with a gated access from the driveway. If the lot is sold separately, right of access across the driveway will be given to access the field. The paddock benefits from an existing water connection fed from the house's supply. If sold separately, a sub-meter will be installed prior to completion.

#### SERVICES

Mains water and electricity. Solar water heating and an air source heat pump provides hot water. Private drainage. Photovoltaic panels provide the house with an additional and renewable source of energy.

#### SPORTING & MINERAL RIGHTS

The sporting and mineral rights, insofar as they are owned, are included with the freehold.

#### VIEWINGS

Strictly by appointment through the agents please.

#### WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

#### LOCAL AUTHORITY

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

#### DIRECTIONS

From Penn Inn roundabout on the A380 at Newton Abbot, take the first exit east onto Shaldon Road, signposted Combeinteignhead. Pass through Netherton and at Combeinteignhead turn right towards Stokeinteignhead. After about 0.8 miles, turn sharply left up the driveway signed Charlecombe Hill Farm. Continue to the top of the farm track where a five bar metal gate provides access to the property's driveway.

What3Words: [///howler.snuggled.small](https://www.what3words.com/#!/howler.snuggled.small)

**Approximate Gross Internal Area 2647 sq ft - 245 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1512 sq ft – 140 sq m

Loft Space Area 1135 sq ft – 105 sq m

Outbuilding Area 979 sq ft – 91 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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