





Wrigwell

Bickington, TQ12 6NX



A charming Georgian Country Home with origins understood to date back to the 16th century when the property formed part of a working cider farm. Today stands an exquisite Grade II listed six bedroom character home in grounds of approximately 7.63 acres.



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DESCRIPTION

A gated entrance opens onto the private driveway of Wrigwell and a pillared porch leads into the entrance hall of the immaculately presented home. The principal rooms downstairs include a sizeable drawing room with an ornate fireplace with marble surround, which overlooks the splendid grounds to the front of the property through sash windows with internal shutters. A separate dual aspect dining room, enjoying a similar view has another ornate fireplace and ample space for a large dining table and chairs. The study has a feature fireplace and a further sitting room at the rear of the home with a characterful beam on show, also has a large inglenook fireplace with wood burning stove.

A large dual aspect kitchen-breakfast room comprises bespoke matching wall and floor units in a shaker style plus a central island with breakfast bar. There is a large built-in larder with shelving and drawers, an oil-fired AGA, a NEFF oven with four-ring hob and a white ceramic sink. Off the kitchen is a utility room with a wooden worktop, a Belfast sink and cupboards with space and plumbing for a washing machine, tumble dryer and dishwasher. A door leads through to a cold pantry and a sizeable boot room, both with Flagstone flooring. The boiler is housed in here and a back door leads out to the log store and front of the home.

Two separate stairwells ascend to the first floor accommodation where four of the substantial bedrooms enjoy the pleasant outlook to the front as previously described. Three of these bedrooms include built in wardrobes plus use of an en-suite bathroom, with the main bedroom also having a separate shower and its own dressing room. Two further sizeable bedrooms at the rear of the home have built in wardrobes and use of the family bathroom.



An external staircase currently ascends to bedroom six and could provide the potential opportunity to create versatile living quarters within the home, which may suit independent living, perhaps for multiple generations to co-exist under one roof or otherwise to generate a space to create an income.

GARDENS & GROUNDS

An electric gate opens onto the private driveway of Wrigwell and descends to the front of the home. The driveway continues down the side of the property to a large gravel drive which provides parking for several vehicles and there is

a detached double carport which provides sheltered parking. There is a detached barn/ outbuilding, with various sections which provides a large amount of storage, mainly used at present for garden equipment.

The garden immediately surrounding the front of Wrigwell is mainly laid to lawn with plants and shrubs at the border plus there are some mature trees. A flat and level lawn at the entrance of the driveway was once a tennis court. Now this landscaped area, which includes a Ha-Ha, provides uninterrupted views over one of the fields within the property's grounds.



BICKINGTON

Wrigwell is situated approximately 1 ½ miles from the village of Bickington which is in the Teignbridge district of Devon on the east edge of the Dartmoor National Park. The village is about five miles west of Newton Abbot, on the River Lemon. The church is 15th century and there is an active village hall. The nearby market towns of Totnes and Ashburton are within 10 miles and provide a number of independent shops, galleries, butchers and greengrocers while the larger town of Newton Abbot offers a wide range of everyday amenities including supermarkets as well as a bustling shopping centre with a range of shops, restaurants, weekly markets, cafes and pubs. Dartmoor is about 3 miles to the north providing exceptional walks, leisure activities and horse riding and there is sailing at Torbay, Dartmouth and Plymouth. Some of the finest beaches on the south coast are also within easy reach.

Very much in keeping with the period of the home, is a walled garden with established topiary and box hedging, with a lawn and low-level beds. A glorious Wisteria climbs over a pergola which provides shelter over a cobbled pathway and provides a shaded area one can enjoy dinner in the warmer months. At the rear of the home, and accessible from the kitchen, is a large South-Westerly facing walled courtyard which has ample space for outdoor dining table and chairs, perfect for some Al fresco dining. There is an orchard with apple, plum and pear trees at the rear of the home and a gate leads to the adjoining paddock, which all in all concludes the impressive 7.63 grounds of the home.

SITUATION

This prestigious property is situated within easy reach of the A38 Devon Expressway (Westbound approximately 2 miles, Eastbound approximately 4 miles) and the A381 (approximately 5 miles) connecting to the nearby cities of Plymouth and Exeter and the towns of Newton Abbot, Ashburton and Torquay. There are two mainline railway stations nearby, Newton Abbot (approximately 4.5 miles away) and Totnes (approximately 12 miles).



ASHBURTON

Ashburton is a vibrant, rural Devon town and the gateway to stunning Dartmoor. Perfect for anyone who needs all perks of living in a town but wants to be accessible to fast transport links by road, rail and air. Ashburton is just off the Devon Expressway, with two cities just half an hour away, but with brilliant shops and a buzzing creative community, with cafes, boutique shops and recently identified in The Times as one of the most desirable UK locations to live in.

TOTNES

The unique and charming market town of Totnes sits above the River Dart in the heart of the South Hams. The town is one of Devon's gems, the birthplace of the Transition Town movement in England and nominated in British Airways' HighLife magazine as one of the world's top ten funky towns. Full of colour and character, its atmosphere is cosmopolitan with a West Country flavour and those looking for history, alternative therapies and beautiful countryside will find it in and around Totnes. The town is said to have more listed buildings per head of the population than anywhere else in Britain. With a twice-a-week market and full of small independent shops, it's well-known for ethical products, wholefoods and fair trade goods. It is the second oldest borough in England, with an ancient Guildhall and Church, a Norman Castle and its North and East Gates. There is a well-regarded community college and a mainline railway station and Dartmoor, the South Hams and many of its fine beaches are within easy reach.



NEWTON ABBOT

Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants and open spaces and is perfectly located close to both Dartmoor National Park and a number of lively seaside towns. The town has a main line train station giving easy access to London.



Wrigwell, Bickington, Newton Abbot, TQ12 6NX

Approximate Gross Internal Floor Area = 450.9 sq m / 4854 sq ft

Outbuilding Area = 102.7 sq m / 1106 sq ft

Total Area = 553.6 sq m / 5960 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electricity and water are connected to the property. Private drainage to a sewerage treatment plant. Oil fired central heating. There is a bore hole which currently feeds the outside taps.

COUNCIL TAX

The property is in Band G.

TENURE

Freehold

LOCAL AUTHORITY

Teignbridge District Council

VIEWINGS

Strictly by appointment with Luscombe Maye.

DIRECTIONS

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always.likely.songbird

When travelling Exeter bound on the A38, take the exit signed posted Newton Abbot, Bickington and Widecombe. Joining the A383, follow this road over the A38 and pass the Dartmoor Halfway Inn on your left. In 1/2 mile take the right turn signposted to 'Wrigwell'. Continue to the top of the hill and turn right. The driveway is immediately to the left with black electric gates.

When travelling Plymouth bound on the A38, take the Drumbridges exit signed posted for Bickington. Take the third exit signed Bickington and follow this road back over the A38 until reaching the T-junction to join the A383. Once on the A383 pass the Dartmoor Halfway Inn on your left, after 1/2 mile take the right turn signposted to 'Wrigwell'. Continue to the top of the hill and turn right. The driveway is immediately to the left with black electric gates.

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