







This stunning property is a fusion of a beautiful cottage and adjoining barn in a small peaceful, hamlet of just five properties one mile into the countryside from the pretty Devon village of Abbotskerswell.

- Charming home set in 0.4 acres of grounds
- Two large reception rooms with triple bi-fold doors
- Stunning hardwood framed garden room
- Four double bedrooms, two with en-suites
- Walled garden, with lawn and seating areas plus French style walled courtyard

## Magnolia Court

Whiddon Lane, Abbotskerswell, TQ12 5LG

Although in a country setting, it is only 10 minutes from Torquay Grammar schools and Torbay hospital in one direction and to main line rail stations to London just 10 minutes away in the other direction. Dartmoor is located approximately eight miles away and the coast approximately four miles. The property offers well presented accommodation with a huge amount of character which includes oak beams, local pink and grey stone walls, and stunning original gothic arched doorways at the front of the house.

The ground floor offers beautifully presented and extremely spacious reception space with feature stone and oak fireplaces with wood burning stoves and open fires. Both the dining room and sitting room have origin triple bi-fold doors to the garden. There is a stunning large garden room extension to the kitchen featuring black matte granite worktops and a central island. A laundry room and cloakroom complete the ground floor.

To the first floor are four double bedrooms, two with en-suites and a family bathroom. All bathroom suites were newly fitted only three years ago. The main bedroom suite commands its own wing in the home, enjoying a dual aspect and high vaulted ceiling

### OUTSIDE

Outside is a beautiful walled garden, mainly laid to lawn with seating areas, verdant flower, fruit and shrub borders and a magnificent magnolia tree. In the outer garden area there is off road parking for at least seven cars and a wide single garage which has planning permission for a double carport alongside. To the front of the property is an enclosed French style walled courtyard.



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**SERVICES**

The property is connected to mains water and mains electricity. Heating is by a LPG fired Combi boiler and there is private drainage to a shared septic tank.

**COUNCIL TAX**

The property is in Council Tax Band F

**TENURE**

Freehold

**LOCAL AUTHORITY**

Teignbridge District Council. Forde House, Brunel Rd, Newton Abbot TQ12 4XX. 01626 361101

**VIEWINGS**

Viewing strictly by appointment with Luscombe Maye 01752 880044.

**DIRECTIONS**

what3words location  
butterfly.burn.friend



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	51 E	
21-38	F		
1-20	G		