



Lavender Cottage



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LAVENDER COTTAGE

NEWTON ABBOT • DEVON • TQ12 1EL

A much improved, 1930s, five/six bedroom family home situated on a good sized plot extending to almost half an acre on the southern-faced slopes of the sought after Wolborough Hill area and offering simply stunning views.

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Lavender Cottage

Set in an elevated position and offering stunning views across the countryside and to Decoy woods, this utterly distinctive, substantial dwelling has been much improved by the current owners. This charming home has great character combined with beautiful views and offers a larger than average plot with potential, subject to planning.

You are welcomed in to Lavender Cottage over the sweeping driveway with plenty of parking that leads up to the front of the house. A large patio runs along the front and provides the perfect spot for al fresco dining whilst taking in the sights and sounds which surround you.

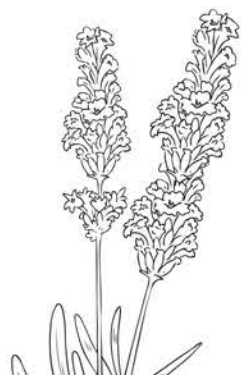




Once inside, a welcoming entrance hall with a feature curved architrave and stairs to the first floor. The living room sits to the left, and is a lovely light room with double glazed windows to two sides as well as a brick fireplace with Arrow fire multi fuel wood burner sat on a brick hearth with timber lintel over. This is a great place to snuggle up and relax.

Heading on to the adjacent reception room, this is a fabulously versatile space and currently used as a family room, divided with an archway you lead in to the second reception room with feature fireplace. Head into the sunroom from the patio doors with sliding patio windows opening to the patio terrace, With the beautiful views this is a perfect place to sit and enjoy the sunsets.

Across the hallway is another superb room, currently used as a study.







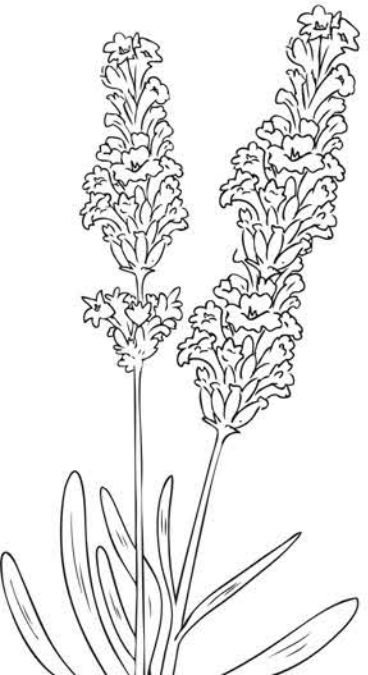


With its fitted kitchen the heart of the home has to be the kitchen, Granite work surfaces with Belfast sink and grooved drainer and central island with additional storage. A door to one side leads to a useful walk in larder with open display shelving. This space flows through to the dining area with French doors leading out to the front patio terrace and a door to the rear which leads to the utility room with space and plumbing for a washing machine, single sink and drainer and central heating boiler.

Head upstairs to the first floor and to the main bedroom with its stunning views and fitted wardrobes. There is also a large ensuite bathroom with curved bath, modesty glazed window to the rear, his and hers sinks set into vanity under and WC as well as a walk in shower with sliding screened door.

There are four further double bedrooms all being light and bright with fitted wardrobes.

The family bathroom is fitted with a four piece suit comprising of a walk in shower, sink set into open vanity with drawers under, panelled bath with mixer tap and a WC.





Glorious Gardens & Sunny Views

The extensive grounds at Lavender Cottage has many areas to enjoy a glorious view from. Sunlight filters through the mature trees and the terraced gardens provide numerous opportunities for garden games or simply soaking up the sun.

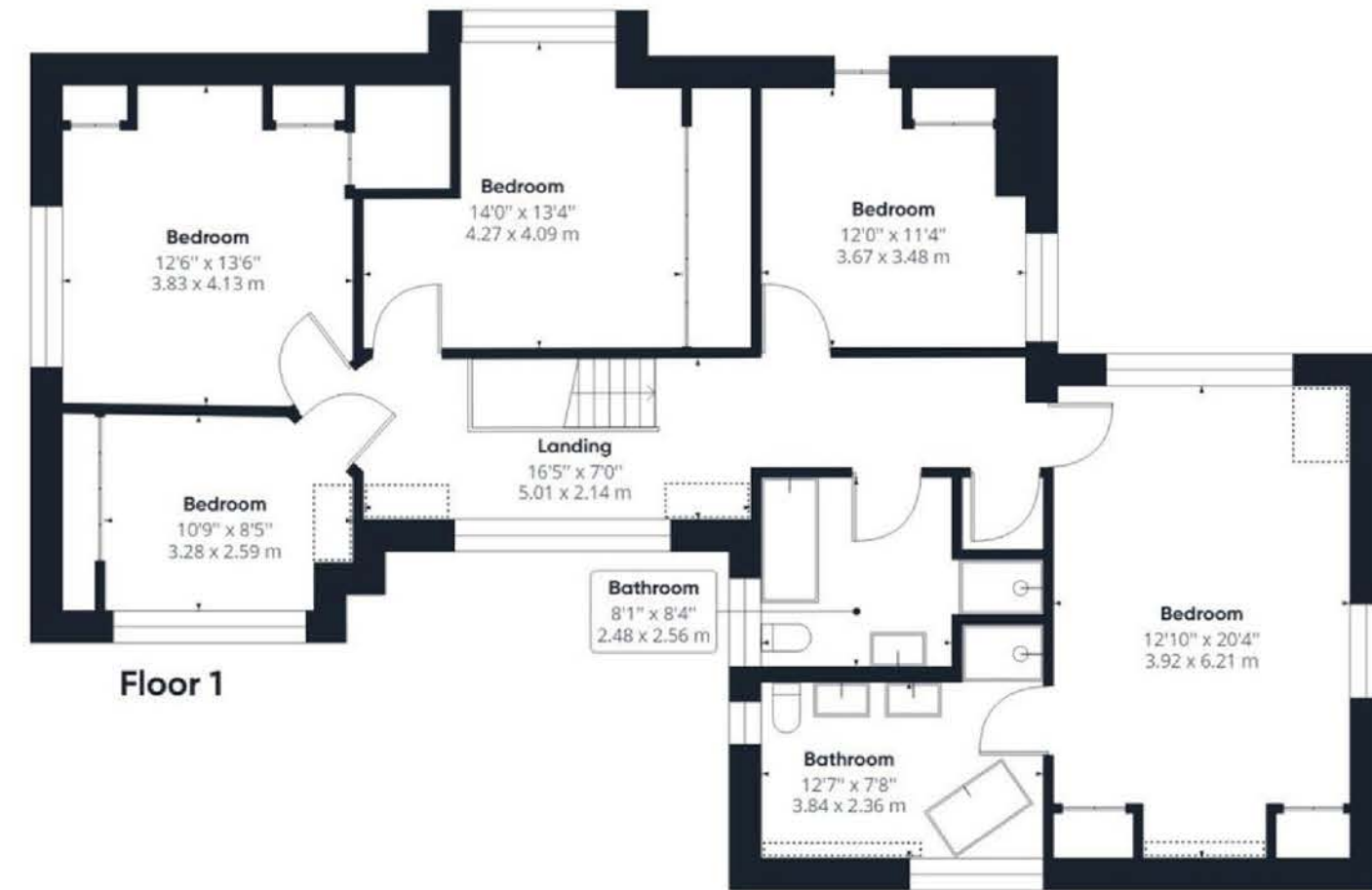
There is a detached double garage at the bottom of the driveway which sweeps around to the front of the property offering plenty of parking.

The sun drenched patio terrace wraps around the front of the house and has been designed to take full advantage of the glorious views that this property so enjoys.





Floorplans



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About the Area...

The historic market town of Newton Abbot is close to Devon's English Riviera and is noted for its horse racing, vibrant local markets and interesting historic landmarks. There is a good range of shops, supermarkets, restaurants and professional services.

There is a mainline railway station which provides direct access to London in approx. two and a half hours. The A380 is close by providing access to Torbay, Exeter and the M5.



The Little Details...



To view this property strictly by appointment only please contact us by
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- Detached character property
 - Five/Six bedrooms
- Set in half an acre plot
- Sought after position
- A fabulous family home
 - Freehold
 - EPC D
- Council Tax Band G

Services - All mains services are connected.

Please note – there is residential building work proposed for the fields opposite. For more information please visit: [24/00220/MAJ | Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of 150 dwellings \(Phase 2.1\) \(approval sought for the access appearance, landscaping, layout and scale\) | Parcel 2.1 East Wolborough Wolborough Barton Devon TQ12 1EJ \(teignbridge.gov.uk\)](#)





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