



HUCKLAND COTTAGE, INGS DON



HUCKLAND COTTAGE

INGSDON • DEVON • TQ12 6NN

A Beautifully Renovated Period Thatched Cottage in a Stunning Setting.

Nestled within approximately two-thirds of an acre of beautifully private gardens, this period thatched cottage has been thoughtfully redesigned and updated to create a warm and inviting family home. This lovely home is further enhanced by its setting, bordered by fields on three sides, yet conveniently located for access to local amenities and transport links.

Combining timeless charm with modern living, this property is a true haven for those seeking a peaceful countryside lifestyle.



**SAWDYE & HARRIS
THE DARTMOOR OFFICE**

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KEY FEATURES

- **Charming Period Thatched Cottage:** Combining timeless character with modern updates for comfortable family living.
- **Spacious Living Areas:** Includes a bright living room with a wood burner and a beautifully remodelled kitchen/dining/living space.
- **Versatile Accommodation:** Five bedrooms, including a master suite, plus a self-contained one-bedroom annexe ideal for guests or multi-generational living.
- **Private Gardens:** Approx. two-thirds of an acre with landscaped lawns, vibrant flowerbeds, fruit trees, and a vegetable garden.
- **Swimming Pool and Terrace:** Perfect for outdoor entertaining and family gatherings.
- **Ample Parking:** Gated driveway and parking for multiple vehicles.
- **Great Location:** Set in a rural setting, bordered by fields, yet close to local amenities and transport links.







From the moment you step into the ENTRANCE HALL, you'll feel the care and attention that has gone into making this home special.

The heart of this home has to be the remodelled kitchen, dining, and living space. The space features bespoke cabinetry, wooden work surfaces, and high-quality appliances, including an electric oven, induction hob, and an AGA. Large double-glazed windows and French doors provide views of the garden and allow plenty of light to fill the room. The kitchen flows effortlessly into a relaxed living area with space for casual dining at the central island.



The bright and spacious LIVING ROOM boasts a feature wood burner with a rustic wooden lintel and slate hearth, while dual-aspect windows flood the space with natural light.

A door leads directly out to the garden, seamlessly connecting the indoors with the outdoors.





Upstairs, the first floor provides five well-proportioned bedrooms, including a MAIN suite with built-in wardrobes, triple-aspect windows, and an en-suite bathroom.

Enjoy the view across the gardens and the open countryside beyond.





The bedrooms are complemented by a good sized FAMILY BATHROOM with a freestanding bath and separate shower.

The Annexe



For added versatility, the property includes a self-contained one-bedroom annexe, perfect for multi-generational living or guest accommodation.

This space could also be incorporated as part of the main house, as there is an interconnecting door between the accommodation.

The ANNEXE features a kitchenette, living area, double bedroom, and en-suite bathroom.



Outside

The beautiful gardens are a real highlight of this property.

A gated driveway opens through and between the lawned gardens and flowerbeds, opening up to an ample parking area.

The rear garden is completely private and features a large terrace ideal for alfresco dining, a swimming pool with a paved surround, and charming additions such as a timber summer house and vegetable beds.

Mature trees, fruit trees, and vibrant flowerbeds frame the space, creating an idyllic retreat that must be seen to be truly appreciated.



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Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property has mains electricity and water. The property has private drainage and oil fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

BUYERS INFORMATION PACK

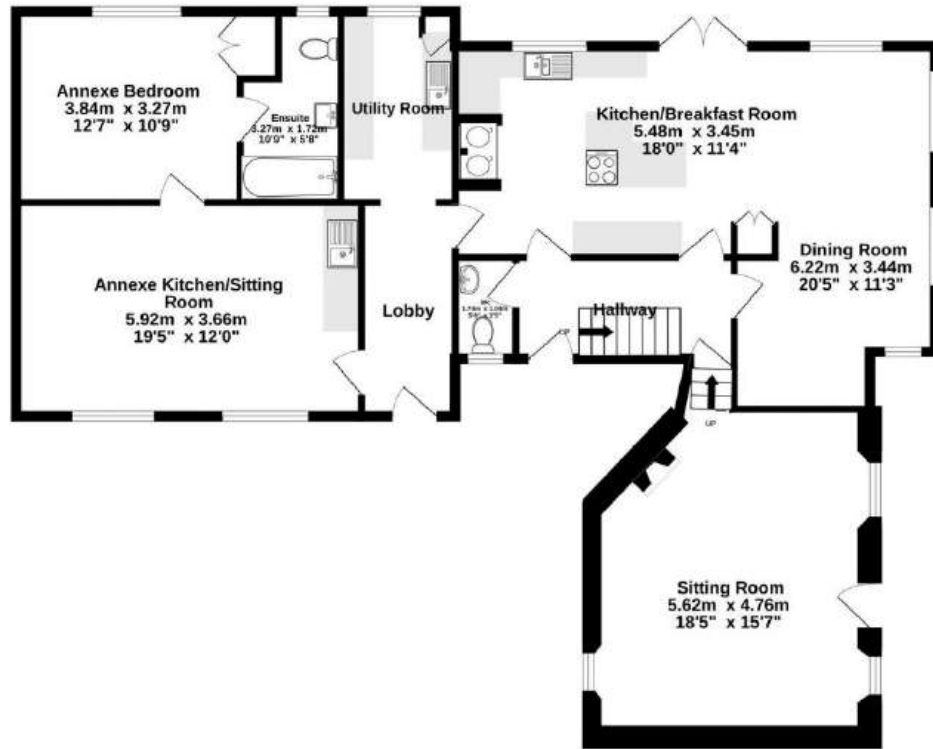
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This property is "SALE READY" with a Reservation Agreement available through Gazeal, the UK's NO 1. provider of Reservation Agreements.

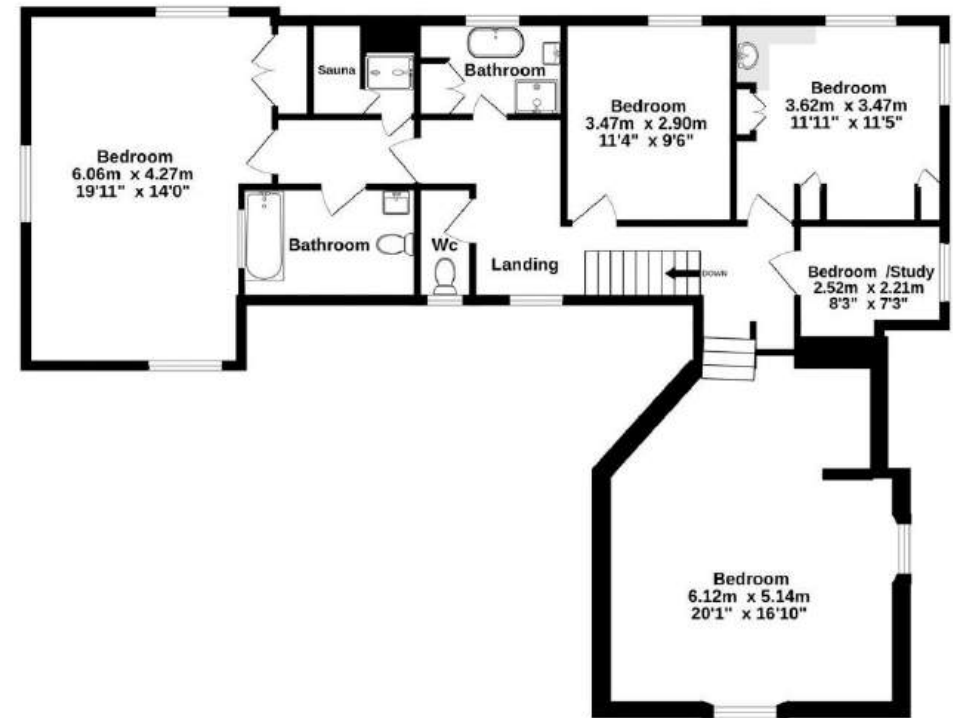
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Ground Floor
123.6 sq.m. (1330 sq.ft.) approx.



1st Floor
111.5 sq.m. (1200 sq.ft.) approx.



TOTAL FLOOR AREA : 235.1 sq.m. (2530 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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About the Area

Ingsdon, is a quiet hamlet nestled amid the Devon countryside between Liverton, Bickington and Newton Abbot. It has easy access to the A38, which is only five or ten-minute drive away.

The property sits within easy reach of Newton Abbot with its excellent commuter links to Exeter, Plymouth and Torquay and a mainline train station, there are a wide range of local amenities, shops and both primary and secondary schooling.

For the outdoor lovers, Dartmoor National Park and the beautiful coastline of South Devon are also within close proximity as are the estuary towns of Teignmouth and Shaldon, offering a great selection of water sport activities and award winning beaches.







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SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

