



West of 

The Boundaries, 16 Knowles Hill Road

Newton Abbot

Offers in the region of £675,000

The Boundaries, 16 Knowles Hill Road

Newton Abbot O.I.R.O. £675,000

Large detached house with BUILDING PLOT on a wonderful, elevated site with south facing views and existing planning for two additional 3 bedroom houses within the grounds. Swimming pool, huge garage/workshop and potential to extend and modernise existing house.

Detached | Four Bedrooms & Loft Room | 2/3 Reception |
Planning Permission for two 3 bedroom Houses | Large
Garage/Workshop | Existing House Potential for
Renovation & Extension | Swimming Pool | Beautiful
Gardens | Stunning Views | No Ongoing Chain

PROPERTY DETAILS:

ENTRANCE PORCH

Front door, radiator, strip wood floor boards.

CLOAKROOM

Window, WC, Wash basin and storage.

RECEPTION

25' 3" x 17' 5" (7.70m x 5.30m) Dual aspect windows. South facing window overlooking gardens, additional east facing window, 2 x radiators, fire place and twin light fittings.

KITCHEN

15' 1" x 10' 2" (4.60m x 3.10m) To rear of property dual aspect overlooking swimming pool and garage/ driveway. Range of fitted kitchen units with modern appliances and dining area. Door to utility and rear access.

DINING ROOM

15' 1" x 9' 10" (4.60m x 3.00m) South facing with large open square arch to conservatory.

CONSERVATORY

15' 9" x 11' 6" (4.80m x 3.50m) South facing overlooking gardens and swimming pool.



UTILITY

Understairs storage, sinktop, space and plumbing for washing machine etc. Door to driveway and garage.

First floor landing with window and loft room access and airing cupboard.

BEDROOM ONE

15' 1" x 12' 6" (4.60m x 3.80m) Double room, South facing window overlooking gardens, town, Wolborough Hill in the distance and surrounding hillside.

BEDROOM TWO

16' 5" x 12' 6" (5.00m x 3.80m) Double room, East side elevation window overlooking gardens, fishpond and hills in the distance.

BEDROOM THREE

13' 9" x 11' 10" (4.20m x 3.60m) Double room, south facing window overlooking gardens, town and Wolborough Hill in the distance. Double fitted wardrobes.

BEDROOM FOUR

7' 7" x 7' x 3" (2.30m x 2.20m) Single room, West side elevation window overlooking swimming pool and Highweek in the distance. Fitted wardrobe.

LOFT ROOM

Hatch from first floor landing. Roof windows, standing headroom, power and light.

DRIVEWAY, PARKING & GARAGE

Hatch from first floor landing. Roof windows, standing headroom, power and light.

GARDENS

Beautifully presented areas of lawn, patio, mature planting trees, shrubs and beds. Stairway to raised walkway to rear of property with greenhouse, vines and door way to rear access.

SWIMMING POOL

South facing, solar heated, surrounded by a generous patio area.

PLANNING PERMISSION

Planning permission for two 3 bedroom semi detached modern 'upside down' houses in part of garden designed with open plan living spaces on first floor, master ensembles, south facing balcony, single garages, parking and garden Planning number 09/02974. Works were started in order to maintain planning validity.

Please note CGI image of finished properties is an artist impression of what the two properties could look like and is not an accurate guide as to finished standard.





Total floor area 248.4 m² (2,673 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	19 G	



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