



Luscombe Maye

Since 1873

Newton Farmhouse, Blackawton

£1,250,000

7 5 4



Luscombe Maye are delighted to bring to market Newton Farmhouse, an impressive Grade II Listed, late Georgian-style farmhouse situated in approximately 2.2 acres and boasts far-reaching countryside views. This country home has been in the same ownership for 80 years and has a rich history including the occupation of the American Army in WW2. Newton Farmhouse offers an opportunity to foster the benefits of countryside living, a sense of community, a slower pace with work-life balance and a connection with nature.

A few slate steps lead into the entrance porch, that opens into the central hallway accessing the primary rooms, turning staircase to the first floor and back door at the rear of the hall. At the front of the property, two elegant reception rooms benefit from large timber sash windows with shutters either side that display the south facing aspect. Both rooms have tall ceiling heights and marble fireplace surrounds, with the potential to easily reopen both fireplaces.

The kitchen flows from the first reception room as well as being accessed from the rear hall and is complemented by handmade timber kitchen units, tiled flooring and a beautiful exposed stone fireplace with oil-fired Rayburn situated within. The kitchen comprises a double electric oven, Bosch four-ring electric hob, space and plumbing for 3/4 size dishwasher and impressive floor to ceiling wooden dresser. The kitchen can also accommodate a large family dining table offering a fantastic space to dine and socialise.

Ascending the main staircase, the half-landing accommodates a three piece bathroom with shower unit, WC and hand basin. The second flight leads to two primary bedrooms situated at the front of the property, both generous in size with large timber sash windows allowing for natural light to flood the rooms, cast iron fireplace and original cupboards remain. The third bedroom is another double room with views over the original wash house and further cupboard space. The three-piece family bathroom comprises WC, hand basin and bath. Across the hallway the fourth double bedroom can be found, and a further flight of stairs which lead to the second floor. A large family bathroom is fitted underneath the exposed ceiling beams and services three large rooms that were previously used as the servants accommodation. Currently used for storage, the second





- An Impressive Georgian Farmhouse
- Open Plan Kitchen/Dining Room
- Four to Six Bedrooms
- South Facing Aspect
- Separate Three Bedroom Cottage
- Circa 2 acres
- Further Land Available by Separate Negotiation
- Rural Location
- Fantastic Family Home
- Investment Opportunity



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Totnes:
 59 Fore Street, Totnes TQ9 5NJ
 01803 869920
 totnes@luscombemaye.com
www.luscombemaye.com