



Luscombe Maye

Since 1873

# Old Orchard House, Two Mile Oak

Guide Price £1,150,000

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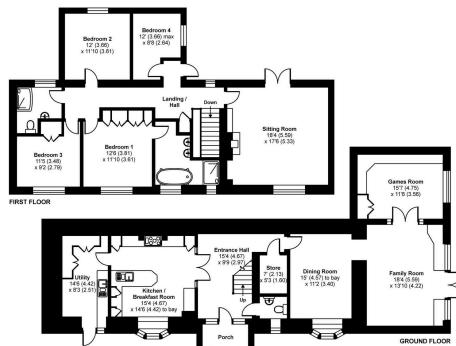
**DESCRIPTION** Luscombe Maye are delighted to bring to market this stunning rural family home, equidistant from Dartmoor and Torbay coast. It offers versatile living space with far-reaching countryside views, equine facilities, five acres of land and a small caravan site. Entry to the spacious hallway of the house is through an impressive oak framed glass front door. From the hall, double glazed oak doors lead into a fully equipped kitchen and breakfast area and a utility room/bootroom with an additional external door to the front of the property. Leading from the hallway there is a formal dining area currently furnished with a 10 seater dining/pool table. In the living room, French doors allow natural light to fill the room and open into the garden, creating an indoor outdoor feel. An additional library/study provides further versatile space. There is a downstairs w/c by the front door and a large lockable storage cupboard under the stairs. Upstairs is a second living room with a fireplace and log burner. This triple aspect room has French doors accessing the decking area and garden, with beautiful countryside views. Down the landing, the master bedroom faces the front of the property and features a generous en-suite with a free standing bath and walk in shower. There are 3 further double bedrooms, one facing the front of the property, the other 2 with garden views. At the end of the hallway, there is a family bathroom with large walk-in shower. The property benefits from a large lawned garden bordered by mature shrubs and plants. There is also a wrap-around wooden decking, perfect for alfresco dining and enjoying the countryside views. To the front of the property there is a gated gravel driveway providing parking for many vehicles, as well as a large double garage and store room. The garden also includes a small orchard, fenced & gated veg patch and greenhouse. Additionally, the property includes approximately 5 acres of land, currently utilised for equestrian activities. A traditional stone barn houses seven stables and two tack rooms, with the benefit of separate access and dedicated parking for additional vehicles. Positioned in one corner of the grounds is a caravan site licensed for five vans with ten available pitches. The site has separate access distanced from the main house. There is existing planning permission to add two further bathrooms, one upstairs and one downstairs, reconfigure the garden facing bedrooms, and replace the existing timber terrace with a composite deck. For further details please reference Teignbridge council: 21/01833/HOU





Two Mile Oak, Newton Abbot, TQ12

Approximate Area = 2605 sq ft / 242 sq m (includes hay store / wood storage)  
Garage / Workshop = 949 sq ft / 88.2 sq m  
Outbuilding = 1273 sq ft / 118.2 sq m  
Total = 4927 sq ft / 449.4 sq m

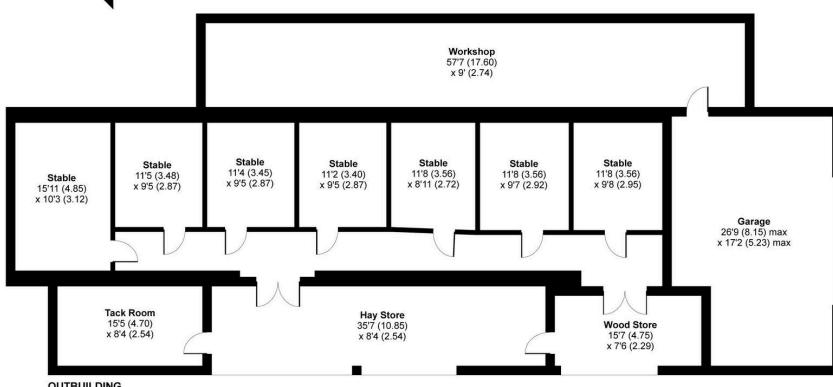


 Floor plan produced in accordance with FBCS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richard

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 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nicheckon 2025

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Since 1873

- No Forward Chain
- Equestrian Facilities
- Versatile Living Space
- Far Reaching Views
- Large Garden
- Downstairs WC
- Four Double Bedrooms
- Driveway and Garage
- Close to Mainline Railway & Other Amenities
- Utility Room

## Energy Efficiency Rating

A horizontal scale showing energy efficiency ratings from A to G, based on a score from 0 to 100. The scale is color-coded: A (green, 92+), B (green, 81-91), C (light green, 69-80), D (yellow, 55-68), E (orange, 39-54), F (orange-red, 21-38), and G (red, 1-20). The text 'Very energy efficient - lower running costs' is above the A and B range, and 'Not energy efficient - higher running costs' is below the G range. A yellow arrow points from the '59' mark to the '69-80' range, indicating the current rating for England & Wales.

Rating	Score Range	Current	Potential
A	(92 plus)	92+	92+
B	(81-91)	81-91	81-91
C	(69-80)	69-80	69-80
D	(55-68)	55-68	55-68
E	(39-54)	39-54	39-54
F	(21-38)	21-38	21-38
G	(1-20)	1-20	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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