



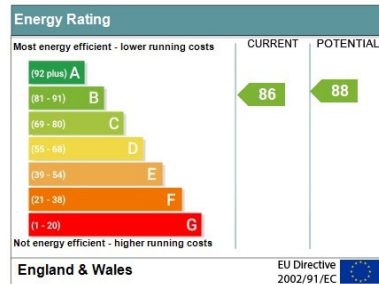


Foxgloves

Higher Sigford, Ilington, Newton Abbot, TQ13 9RU

- 3 Bedroom Detached Bungalow
- 1 Bedroom Self-Contained Annexe
- Garage/Home Office
- Large Plot with Kitchen Garden
- Stables and Paddock
- Glorious Far Reaching Views
- Super location for riding/walking
- Multi-Generational Living
- Solar Panels
- Two 7 kw EV Charging Points

Address: Foxgloves, Ilington, NEWTON ABBOT, TQ13 9RU
RRN: 0483-3033-8209-3374-7200



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DESCRIPTION

This well presented detached family home offers flexible and light filled accommodation throughout and enjoys far reaching rural views. Nestled within the small hamlet of Higher Sigford on the South Eastern edge of Dartmoor, Foxgloves is perfectly situated for ease of access to both stunning walking and riding, as well as to the amenities of the nearby towns and villages and the A38 Devon Expressway. The property has been much improved by the current owners with the addition of wall, floor and loft insulation, new triple glazed windows throughout, new double glazed doors and the installation of solar panels, to name just a few. The property benefits from a self contained one bedroom annexe which provides opportunities for either multi-generational living or for generating an income from holiday letting. Below the annexe is a large and well equipped garage which now provides useful storage space and a work from home option. Delightful gardens surround the property and include a fabulous organic kitchen garden and chicken run. A well fenced paddock sits behind the house and, together with two timber stables, provides the ideal space for the family horse or ponies.

ACCOMMODATION

The property is approached from the lane over a paved driveway providing parking for a number of vehicles and further giving access to the garage. Steps lead up to the front door which opens into a spacious hallway with timber flooring and built in storage cupboards. Off the hallway is the double aspect kitchen/dining room which enjoys far reaching views to the front and a view over the gardens and paddock to the rear. The country style kitchen is comprehensively fitted with a range of base and wall units with inset sink unit, Rangemaster electric oven and space and plumbing for a dishwasher. From the hall, a door leads through to a useful utility/boot room with plumbing for a washing machine, a door to the rear garden and a further door leading into the family bathroom. The spacious living room benefits from sliding patio doors to the front, taking full advantage of the scenic far reaching views over South Devon. A wood burner to one end provides a warming focal point to the room and doors lead off to the three bedrooms.

ANNEXE

The annexe is a huge benefit to this property and is accessed via steps leading from the driveway to its own front door. A small inner hall gives way to the double aspect living/dining room which enjoys one of the best locations on the property to take in the beautiful views. A well fitted kitchen at the rear overlooks the garden and paddock and a double bedroom with en-suite bathroom completes the accommodation. The annexe is an ideal space for visiting guests/family or for an income from holiday letting.

OUTSIDE

The gardens at Foxgloves are a true delight and wrap around the house creating a feeling of light and space. To one side is a more natural area with a pond and former water feature and to the rear of the house is a fabulous organic kitchen garden, with a number of raised beds with wood chip pathways, a timber shed and greenhouse, perfect for those who wish to grow their own fruit and vegetables. The rear of the house overlooks the paddock, which is well fenced and has mature hedge boundaries, complete with a small planting of young native trees. A timber stable block on skids provides two stables with power, light and water connected, ideal for the family horse or ponies. There are two further timber storage sheds for storing hay and feed and a further timber outbuilding/former kennel. In all the property amounts to some 1.875 acres (0.758 ha).





LOCATION

This most appealing property is surrounded by a picturesque country landscape. There are lovely rides and walks literally on the doorstep and the wide, open spaces of the moor are within easy reach. Ilington with its pub, primary school, community village shop and church is within walking distance along the country lanes.

Ashburton (Approximately 4 miles) has excellent shops and amenities including two butchers, fish deli, artisan bakers, delicatessen, Co-op/Spar stores, post office, health centre and primary and secondary schools. Bovey Tracey is approximately 5 miles away. The A38 is less than a ten minute drive and gives easy access to Plymouth and Exeter.

SERVICES: Mains water and electricity. Private drainage. MVHR heat recovery system in place. Electric heating in the annexe. A 3.6kw solar panel array supplies electricity to the house with the surplus being exported (Further information is available from the agents).

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: Teignbridge District Council. Council Tax: Band D



Foxgloves, Islington, Newton Abbot, TQ13 9RU

Approximate Gross Internal Floor Area = 108.0 sq m / 1163 sq ft

Garage Area = 37.8 sq m / 408 sq ft

Annexe Area = 37.8 sq m / 408 sq ft

Total Area = 183.6 sq m / 1979 sq ft

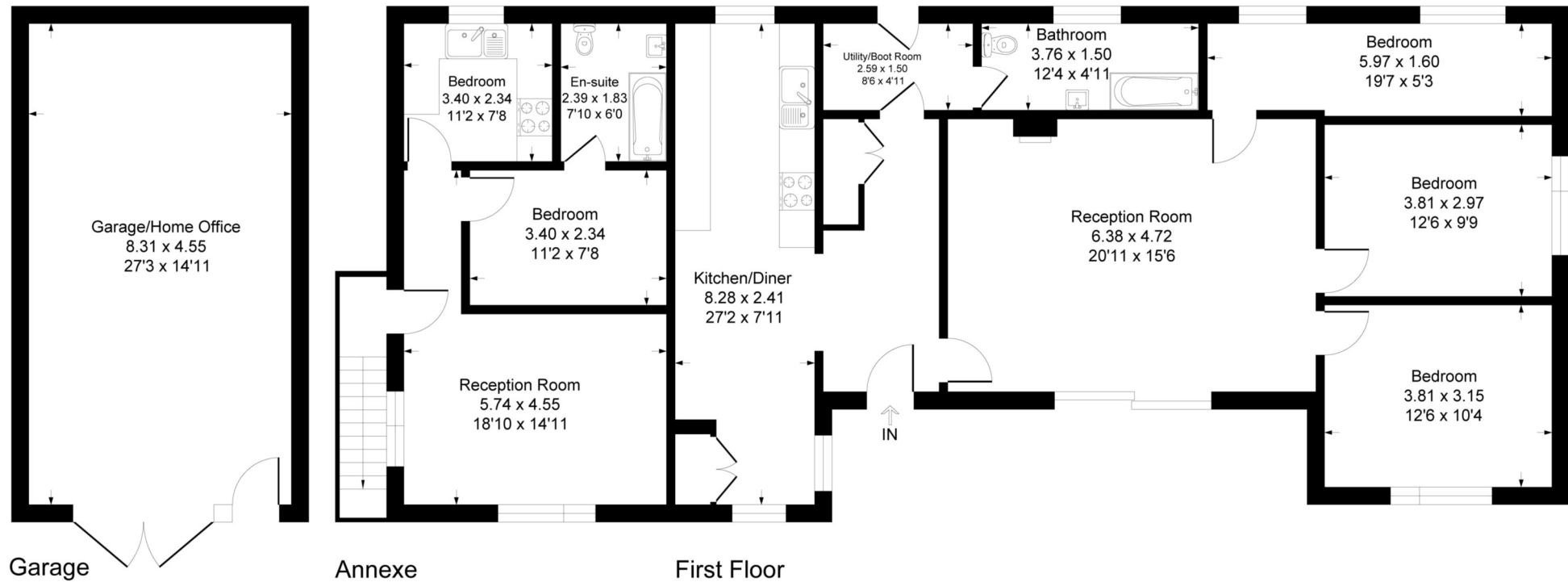


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