



**SAMPLE
MILLS**

**Littlefield
Bishopsteignton
Devon**

£495,000
FREEHOLD





Littlefield, Bishopsteignton, Devon

£495,000 freehold

A detached 1930s property situated in a cul de sac position boasting excellent Teign Estuary views towards Shaldon, over Bishopsteignton village and the surrounding area. Bishopsteignton benefits from a range of local amenities to include a shop, pharmacy, doctors surgery and a garage for car maintenance.

The property which has been extended sits within a larger than average size plot and has accommodation comprising a welcoming entrance reception hall, lounge, a large kitchen/breakfast room, utility room, 2 bedrooms, shower room and separate bathroom on the ground floor. The property has been extended into the loft area and has 2 dormer conversions to include a large master bedroom with en-suite and a separate bedroom/lounge which benefits from some fine Teign Estuary views towards Shaldon and over the surrounding area.

Outside, the property is approached via a private driveway with parking and a turning area, with a secluded garden to the front, which is level. The garden to the rear is mature and larger than average size with some great potential to develop further, if required. The property also has the advantage of a single garage, 2 large outside workshop/storage areas and 3 stabling barns. There is also the benefit of an outside water tap, power point, eaves storage and under house storage.

Viewing of this property is highly recommended for purchasers seeking a property with a large garden and potential for further development, subject to the necessary planning consents.



GROUND FLOOR

Hard wood glazed door with stained glass window to:

Entrance Reception Hall – 5.02m x 3.50m (16'6" x 11'6")

Laminate wooden flooring. Double glazed windows overlooking the front aspect. Consumer box. Double panelled radiator with wooden covering. Picture rail. Smoke detector. Steps down to:

Inner Hall

Door to rear. Staircase leading to first floor. Door off to:

Lounge – 4.60m x 3.30m (15'1" x 10'10")

uPVC double glazed bay window overlooking the front aspect and gardens and towards Shaldon. Fireplace with wood effect surround, insert, hearth, mantle over and electric fire. Double panelled radiator. TV point. Further uPVC double glazed window to the side.

Bedroom 1 – 3.70m x 3.30m (12'2" x 10'10")

uPVC double glazed bay window to front aspect overlooking the Estuary and beyond Double panelled radiator. Built-in wardrobes with double fronted doors, storage cupboards over and recessed area with built-in vanity wash-hand basin with fixed mirror.

Bedroom 2 – 3.20m x 3.10m (10'6" x 10'2")

uPVC double glazed window to the side. Picture rail.

Bathroom

Panelled bath. Low level w/c. Wash-hand basin. Tiled walls. Fitted electric shower. Obscure double glazed window. Fixed mirror. Wood effect vinyl floor. Single panelled radiator. Chrome towel rail.

Off the inner hall:

Kitchen/Breakfast Room – 4.40m x 4.00m (14'5" x 13'1")

A range of fitted base units with worktop surface areas. Stainless steel double drainer sink unit with mixer tap over. Further range of fitted base units. Plumbing for dishwasher. uPVC double glazed window. TV point. Concealed lighting. Wall mounted Gloworm boiler serving hot water and central heating. Built-in gas Aga with tiled splash back also heats the water. Space for electrical appliance. Walk-in larder with shelving and window. Tiled floor. Door through to:

Utility Room – 2.90m x 2.24m (9'6" x 7'4")

Fitted Belfast sink unit with worktop. Wall mounted cupboards. Obscure glazed window. Concealed lighting. uPVC double glazed stable door to the rear. Range of wall mounted cupboards. Concealed lighting. Double panelled radiator. Tiled floor. Coat hooks. Recess for fridge/freezer. Extractor fan.

Shower Room

Shower cubicle. Low level w/c. Wash-hand basin. Tiled walls. Heater. Medicine cabinet. Extractor fan. Obscure glazed window.

FIRST FLOOR – Dog leg staircase to landing

Velux window. Display area. Smoke detector. Steps up to:

Small landing

Double doors open onto:

Bedroom 3/Sitting Room – 5.01m 4.40m (16'5" x 14'5")

uPVC double glazed window looking over the front with views towards Shaldon and across the Estuary. uPVC double glazed windows to the side and rear. Eaves storage areas, fully insulated with lagging, light and power.

Study – 4.00m x 2.10m (13'1" x 6'11")

Velux window. Shelving. Power. Radiator. Airing cupboard with door and shelving.

Master Bedroom – 5.20m x 4.10m (17'1" x 13'5")

uPVC double glazed window looking over the front with fantastic Estuary views, over the countryside towards Combinteignhead and towards Newton Abbot. Double glazed window to the side looking over the rear garden. Two built-in double wardrobes with opening doors. Double panelled radiator. TV point.

En-Suite Bathroom

This can be accessed from the master bedroom and the landing. Corner bath. Bidet. Low level w/c. Vanity wash-hand basin. Partly tiled walls. Velux window. Ladder radiator. Shaver, light and socket.

OUTSIDE

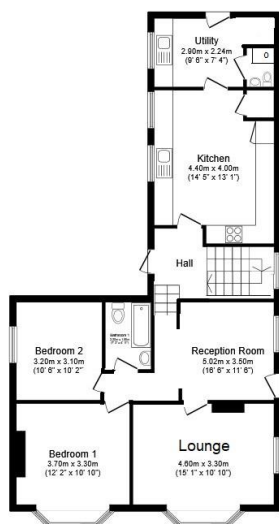
The property is approached via private drive. A wooden 5 bar gate providing access onto the courtyard/driveway where there is a single garage/workshop and 3 stabling areas. The garden has a path from the front to the rear. The property also has its own main front path leading to the front door and patio area to the front, open plan lawn garden, mature hedgerow to the front and side screening the property and making it very secluded. A path leads to the front door with wooden gate and full access from either side round to the rear garden.

The rear garden has a small patio area with steps leading onto the garden area which is a larger than average size plot, carefully landscaped with lawned gardens, fish pond, vegetable plot, summerhouse, natural vegetation, hedgerow and screening. There are also a range of established fruit trees to include apples, pears, plums and damsons. The garden is extremely private and secluded. Viewing of this property is highly recommended for those that seek a large garden with potential for further development. The property has a garage and 2 store rooms and there is a block of 3 stables that have all been divided off. These could provide excellent workshop or stabling, if required.

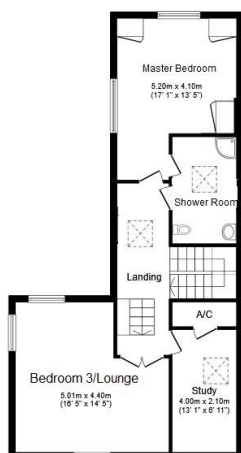
AGENT'S NOTE

Council Tax Band: 'D' £2350.46 for 2024/25 / EPC Rating: 'C' / Flood Risk: Very Low

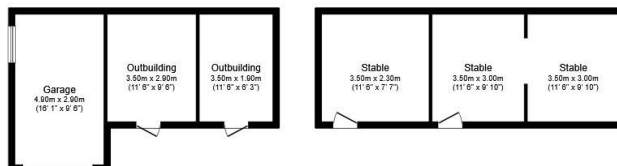




Ground Floor
Floor area 93.9 sq.m.
(1,011 sq.ft.)



First Floor
Floor area 71.4 sq.m.
(768 sq.ft.)



Outbuilding
Floor area 67.4 sq.m. (726 sq.ft.)

TOTAL: 232.7 sq.m. (2,504 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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