

**SAMPLE
MILLS**



**South Road
Wolborough Hill
Newton Abbot
Devon**

£620,000
FREEHOLD





**South Road, Wolborough Hill, Newton Abbot,
Devon**

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Pembroke House is a substantial Detached Family Residence occupying a quiet, level location in the prestigious area of Wolborough Hill, on the edge of Newton Abbot.

The property has been built to a contemporary, architect design with a modern, clean façade, complemented by easy to maintain gardens and boasts excellent views across to Decoy Woods and the surrounding countryside.

The property is approached via a driveway offering ample parking leading up to a generous size Double Garage with ample space for two vehicles, plus additional storage.

The accommodation has been thoughtfully arranged across three levels and includes a generous size ground floor Annexe with lounge/bedroom and en-suite facilities. There is a well-appointed kitchen with integrated appliances and quartz worktops on the first floor, plus a spacious lounge/dining room with double doors opening onto a balcony.

There are 4/5 bedrooms, including a spacious Master bedroom with an en-suite bathroom with contemporary fittings, built in double wardrobes and a Juliet balcony letting in an abundance of natural light.

Viewing is highly recommended for those seeking an individually designed property situated in this sought after location.



GROUND FLOOR

Composite door opening in to:

Entrance Reception Hall

Frosted display window. Double panelled radiator. Smoke detector. Coat hooks. Solid Oak door to double garage. Staircase rising to the First Floor. Door off to Annexe accommodation. Further door to:

Utility – 2.55m x 2.16m (8'4" x 7'1")

Plumbing for washing machine. Space for tumble dryer. Worktop. Wall mounted Ideal boiler serving hot water and central heating system. Extractor fan. Consumer box. Further storage units. Door through to:

ANNEXE

Lounge/Bedroom – 6.30m x 3.40m (20'8" x 11'2")

Double panelled radiator. uPVC double glazed window to the front. TV point. Solid Oak door through to:

Large Walk-in En-Suite – 3.40m x 1.90m (11'2" x 6'3")

Walk in shower cubicle with fitted Mira shower and PVC covering to the walls. Wash-hand basin. Low level w/c. Grey washed luxury vinyl timber flooring. Chrome ladder radiator. Concealed lighting.

FIRST FLOOR

Landing

Double panelled radiator. Storage reception area with display window and double glazed door providing access onto the rear balcony with views over the surrounding area and towards Hacombe and Kingskerswell. Built-in double storage cupboards with solid Oak doors, one housing the underfloor heating unit for lounge/dining room and kitchen. Staircase rising to the Second Floor.

Lounge/Dining Room – 6.21m x 5.70m (20'4" x 18'8")

Spacious lounge with solid Oak door. Triple uPVC double glazed windows to side aspect. uPVC double glazed doors opening onto the front of the property which has composite decking with glazed surround. Glass display panels with surround. Open view towards Decoy Woods, Abbotskerswell and the surrounding countryside. Further double glazed patio doors provide access with steps down onto the composite balcony. TV point. Smoke detector. Feature log burner, fuelled by gas, with granite hearth. Two openings onto:

Kitchen Area – 6.20m x 2.40m (20'4" x 7'10")

Quartz worktop surface areas with upstands. Fitted base units. 1½ bowl stainless steel sink with mixer tap over. uPVC double glazed window. Concealed lighting. Range of wall mounted cupboards. Built-in AEG induction hob with AEG extractor fan over. Built-in double oven. Skylight window. Concealed lighting. Integrated fridge and freezer. Integrated dishwasher. Wine cooler. Further range of fitted base units with Quartz worktop surface areas and upstands.

Bedroom 4/Study – 3.70m x 2.46m (12'2" x 8'1")

Concealed lighting. uPVC double glazed windows looking over the rear with views over. Double panelled radiator. TV point.

Bedroom 3 – 3.70m x 3.43m (12'2" x 11'3")

Double glazed patio doors opening onto Juliet balcony. Double glazed windows with views to the side. Built-in double wardrobe with sliding doors, hanging rails and shelving.

Bathroom – 3.70m x 2.34m (12'2" x 7'8")

Panelled bath with chrome mixer tap. Low level w/c. Vanity wash-hand basin with chrome taps. Tiled walls. Wall mounted dual heated chrome ladder radiator. Bathroom cabinet. Obscure glazed window. Fitted flooring. Concealed lighting. Extractor fan. Shower cubicle, tiled walls, fitted power shower.

SECOND FLOOR

Landing

Recess reception area. Velux window. Access to loft area. Doors off.

Master Bedroom Suite – 6.20m x 4.63m (20'4" x 15'2")

Sloping ceilings to the side. uPVC double glazed windows open onto Juliet balcony with outstanding views of the surrounding area, towards Kingskerswell, Decoy Woods and the surrounding countryside. Double panelled radiator. Concealed lighting. Built-in double wardrobes, sliding doors, hanging rails and shelving.

En-Suite Bathroom

Panelled bath. Tiled walls. Power shower. Concealed lighting. Extractor fan. Ladder radiator with dual heating option. Low level w/c. Wash-hand basin. Bathroom cabinet.

Bedroom 2 – 3.83m x 3.70m (12'7" x 12'2")

Built-in wardrobes, sliding doors, hanging rails and shelving. Concealed lighting. Double panelled radiator. uPVC double glazed windows with views over the rear.

OUTSIDE

Double Garage – 6.07m x 5.80m (19'11" x 19'0")

Two up and over electric doors with power and strip fluorescent lighting. To the rear of the garage there is a workshop currently being used as a gym- 6.07m x 2.44m (19'11" X 8'0").

The property has a shared driveway to the front with parking for several cars leading to the front door. There is also an outside EV electric point. The garden is accessed via a gate, plus separate access from the first floor and incorporates a paved patio area to the front with a range of borders, shrubs, plants and mature trees, with an excellent open outlook over the surrounding area and countryside. The property also benefits from a side garden, which is manageable and has a stone wall surround with steps off to a gravelled garden that has a fence surround and a further range of plants and shrubbery.

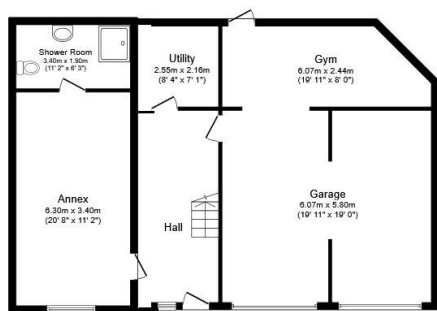
AGENT'S NOTE

Council Tax Band: 'F' £3736.90 for 2025/26.

EPC Rating: 'B'

Long Term Flood Risk: Very Low



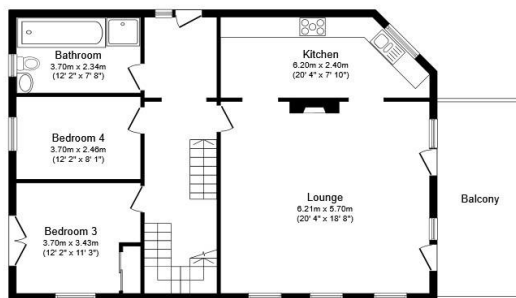


Ground Floor

Floor area 68.0 sq.m. (732 sq.ft.)

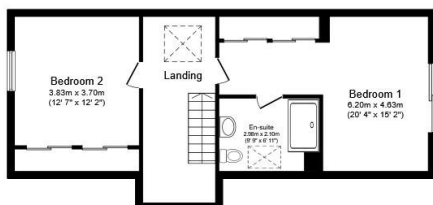
Annex

Floor area 28.3 sq.m. (305 sq.ft.)



First Floor

Floor area 99.2 sq.m. (1,067 sq.ft.)



Second Floor

Floor area 58.4 sq.m. (628 sq.ft.)

Total floor area: 253.9 sq.m. (2,733 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		91 B
81-91	B	85 B	
69-80	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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