

**SAMPLE  
MILLS**



**Highwood Grange  
Wolborough Hill  
Newton Abbot  
Devon**

**£475,000**

FREEHOLD





## Highwood Grange, Wolborough Hill, Newton Abbot, Devon

**£475,000 freehold**

A Victorian Villa that dates back to mid - 1800's that has been skilfully converted in recent years. Situated in the most sort after area Wolborough Hill on the edge of town, the property has easy access to the town centre and all local country walks are within walking distance from the property.

The property has been partially updated by the present occupier and comprises 5 bedrooms, including a basement area that could be converted into an annexe for an elderly person or relative/growing family, whilst also benefitting from 3 further bedrooms in the main residence which has an en-suite bathroom in the master bedroom, and a separate family bathroom. The property benefits from period features throughout and spacious accommodation with high level ceilings and spacious living accommodation.

The accommodation internally comprises entrance reception hallway with new roof, kitchen/breakfast room, lounge (with improved living flame gas fire), which has access onto the rear garden, basement that could be used as an annexe, if required. On the first level, there are 2 further bedrooms, one with en-suite and a separate family bathroom and a staircase leading to a third bedroom.

The property benefits from 2 allocated parking spaces to the rear, a level rear garden and excellent views. Further features include gas central heating with improved boiler and double glazing.



## GROUND FLOOR

Composite door opening onto:

**Entrance Reception Hall** - 3.65m x 3.15m (12'0" x 10'4")

Dado rail. Feature light. Single panelled radiator. New roof fitted November 2023 with a 15 year guarantee. Door through to:

**Inner Hallway**

Under stairs storage cupboard. Dado rail. Staircase to landing. Double panelled radiator. Smoke detector. Door through to:

**Kitchen** - 3.85m x 3.35m (12'8" x 11'0")

Range of fitted high gloss units and wall mounted cupboards. Rolled edge worktop surface areas. Part tiled walls. Wall mounted cupboard which houses the Ideal gas boiler which was fitted in February 2022. Thermostat control for central heating. Carbon monoxide alarm. Fitted breakfast Bar. Feature period windows with wooden panelling. Laminated wooden floor. Door through to:

**Lounge** - 6.30m max x 4.60m (20'8" max x 15'1")

Period features to include floor to ceiling windows. uPVC double glazed door and windows (fitted January 2023), the door providing access to the rear. Opening working shutters. Coving to ceiling, Dado rail. Double panelled radiator. Wooden flooring. Log effect living flame Ravel Wildfire gas fire (fitted January 2022) within stone fireplace on marble hearth. TV point.

Staircase down to:

## BASEMENT

**Basement 3** - 2.80m x 1.95m (9'2" x 6'5")

**Lobby** - 1.78m x 1.47m (5'10" x 4'10")

Uplighters. Single panelled radiator. Doors through to:

**Kitchen/Bedroom 5** - 3.50m x 3.25m (11'6" x 10'8")

Access onto the rear. Double panelled radiator. Coat hooks. Wooden effect flooring.

**Basement 2** - 2.70m x 2.00m (8'10" x 6'7")

Single panelled radiator. Wooden effect flooring.

**Basement 1** - 3.00m x 1.80m (9'10" x 5'3")

Door through to:

**Bedroom 4** - 2.80m x 2.70m (9'2" x 8'10")

Recessed box window. Double panelled radiator. Wooden effect flooring.

## Bathroom

Panelled bath. Low level w/c. Wash-hand basin. Part tiled walls. Wall mounted cupboards. Fitted chrome mixer tap with mixer shower over. Extractor fan. Concealed lighting. Chrome fitted ladder radiator.

## FIRST FLOOR

### Staircase from the hallway to the landing

Dog leg staircase with wooden balustrade. Display uPVC sash window to the front. Double panelled radiator. Up onto the landing. Doors off to:

**Bedroom 2** - 3.35m x 2.40m (11'02" x 7'10")

Dual aspect sash windows looking over the front with views over the surrounding area. Single panelled radiator. Dado rail. High level skirting boards and ceilings. BT point.

## Bathroom

3 piece suite. Panelled bath with electric shower. Low level w/c. Wash-hand basin. Fixed mirror. Part tiled walls. Concealed lighting. Extractor fan. Steps up to further landing.

**Master Bedroom** - 5.70m max x 4.65m (18'8" max x 15'3")

High level ceilings. Picture rail. Dado rail. Double panelled radiator. Arched wooden sash windows looking over the front with excellent views over the surrounding area. Access to loft area. Uplighters.

## En-Suite

Tiled shower cubicle with fitted shower and sliding door, improved March 2024. Low level w/c. Inset wash-hand basin with splash back. Concealed lighting. Extractor fan. Chrome heated towel rail.

## SECOND FLOOR

**Bedroom 3** - 4.10m x 3.45m (13'5" x 11'4")

Attic room. Double glazed Velux window. Smoke detector.

## OUTSIDE

The property benefits from 2 allocated parking spaces to the rear, a level rear garden and excellent views over the surrounding area of Newton Abbot and is conveniently placed for the town centre, train station and local country walks.

## AGENT'S NOTE

Tenure: Freehold

Council Tax Band: 'E' £3161.99 for 2025/26

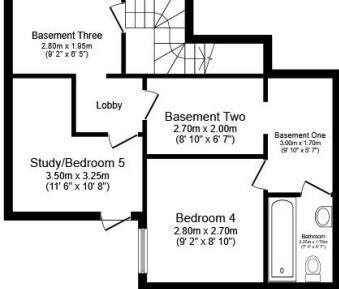
EPC Rating: 'D'

Utilities: Mains supply gas, electric.

Long Term Flood Risk: Very Low

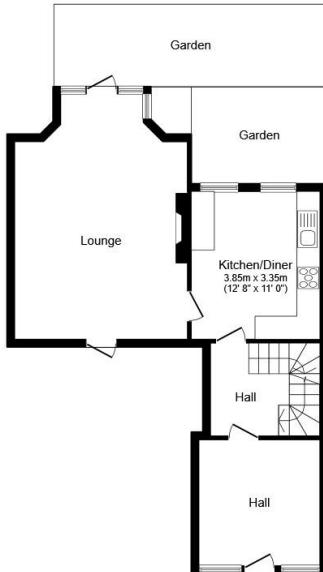
Service Charge: £696 per annum which includes garden maintenance, insurances and trees (owned by all residents)





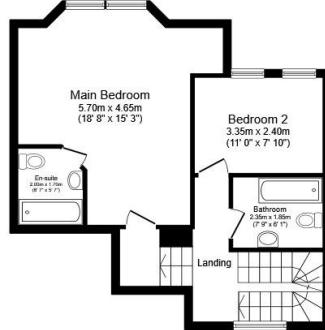
**Basement**

Floor area 49.5 sq.m. (532 sq.ft.)



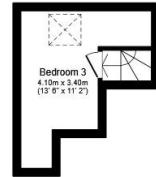
**Ground Floor**

Floor area 57.2 sq.m. (616 sq.ft.)



**First Floor**

Floor area 50.5 sq.m. (543 sq.ft.)



**Second Floor**

Floor area 9.6 sq.m. (103 sq.ft.)

**Total floor area: 166.7 sq.m. (1,795 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](http://www.Propertybox.io)

**SAMPLE  
MILLS**

3 Bank Street  
Newton Abbot  
TQ12 2JL

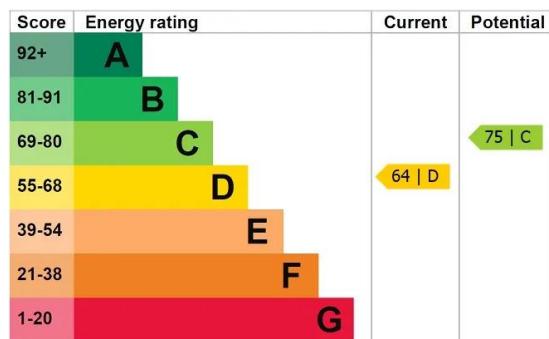
**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

[www.samplemills.co.uk](http://www.samplemills.co.uk)

**rightmove**

**Zoopla.co.uk**

**PrimeLocation.com**



**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.

S712 Ravensworth 0191 917 9331