



Preston, Newton Abbot, Devon

£650,000 freehold



SAMPLE MILLS & Co.



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Newton Abbot, Devon**

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Sample Mills & Co are pleased to offer for sale this 15th Century Thatched Grade II Listed Farmhouse situated within the picturesque area of Sampsons Farm, Preston on the edge of Kingsteignton, with good access to the A380 and all local amenities.

This stunning Farmhouse has been skillfully converted to a high specification and retains much charm and character throughout.

The internal accommodation features exposed beams in all the main reception rooms captivating the 'olde world' charm that you would expect in a property of this age. The entrance hall leads off to a sitting room with an open brick fireplace, and the dining room also incorporates a feature fireplace. The large fitted Country style kitchen has built-in appliances throughout, with a separate utility room and study. There are 2 staircases leading to the landing accessed from the main hallway and off the dining area. The first floor retains all the character features with exposed beams, there are 5 bedrooms, master with ensuite, family bathroom and nursery.

Additional features include ample off road parking, private paved patio garden and beautiful countryside views. There is also a Detached Barn/Carport with ample covered parking area.

Viewing is highly recommended.



Wooden latch door onto:

Entrance Hall

Solid Oak panelling. Beams to ceiling. Door off to:

Sitting Room

Recessed areas. Recessed window sills with cross beaded windows to the front aspect. Oak beams to the ceiling. Character room with large walk in Inglenook fireplace. Copper canopy with grate. Storage. Log store cupboard.

Dining Room

Exposed beams to ceiling. Wooden panelling to walls. Open fireplace. Cross beaded windows. Character room, Staircase to first floor. Door off to:

Study

Cross beaded dual aspect windows. Concealed lighting. Radiator.

Inner Hallway

Cross beaded window looking over the courtyard. Step up to:

Kitchen/Breakfast Room

A spacious room with a range of fitted base units with wooden worktops, matching range of wall mounted storage cupboards and integral appliances. Display cabinets. Island. Stable door providing access onto the courtyard.

Utility Room

Door providing access onto the rear. Worktop. Base units. Radiator.

Downstairs Cloakroom

Low level wc. Wash-hand basin.

Staircase 1 off the main hallway and staircase 2 off the Dining Room

Staircase 1 off the hallway

Leads to a half landing with cross beaded window. Storage room. Radiator. Steps up to the landing. Access to loft area. Exposed beams to the ceiling.

Master Bedroom

Built-in wardrobe. Exposed beams. Recessed window sill. Door to:

En-suite

Shower. Low level wc. Wash-hand basin. Radiator.

Bedroom 2

Cross beaded window. Exposed beams. Radiator. Door to:

En-suite

Semi-circular shower cubicle. Low level wc. Wash-hand basin.

Bedroom 3

Exposed beams. Window. Radiator. Latch door to:

En-suite

Shower. Low level wc. Wash-hand basin. Radiator.

Bathroom

3 Piece suite. Tiled floor. Exposed beams. Low level wc. Wash-hand basin. Obscure glazed window. Recess sill. Access to loft area. Airing cupboard with Glenfield wet system. Wall mounted boiler serving hot water and central heating.

Step up to :

Bedroom 4

Recessed areas. Shelving.

Bedroom 5

Cross beaded windows to the front and to the rear.

Nursery

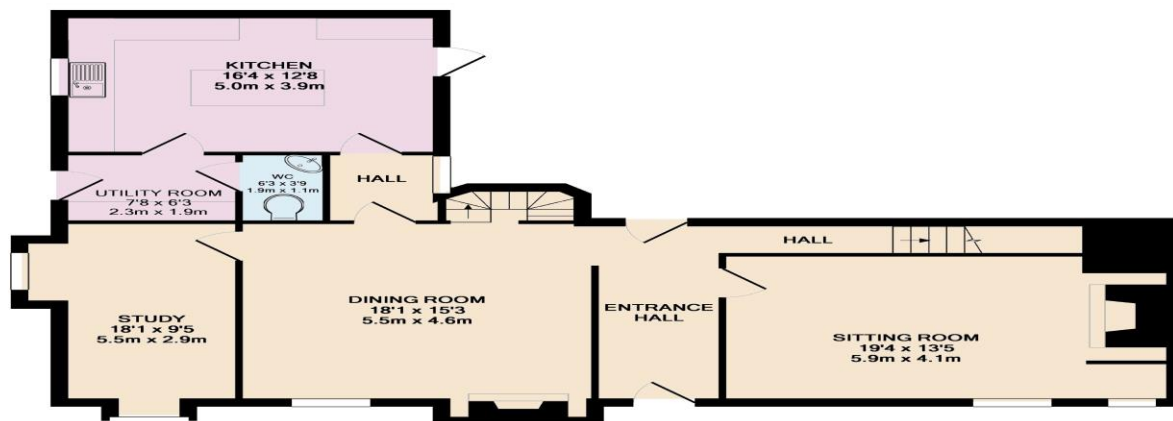
Looking over the rear.

Staircase 2 leads back down into the Dining Room

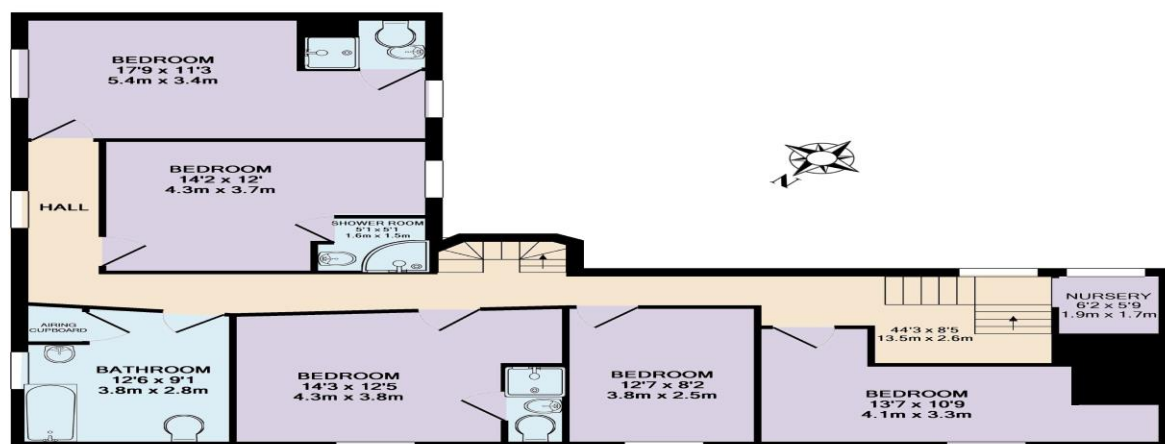
OUTSIDE

The property has ample off road parking, private paved patio gardens and beautiful countryside views. There is also a Detached Barn/Carport with ample covered parking area.





GROUND FLOOR
APPROX. FLOOR
AREA 1118 SQ. FT.
(103.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1171 SQ. FT.
(108.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 2289 SQ. FT. (212.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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