

**SAMPLE  
MILLS**



**Abbotskerswell  
Newton Abbot  
Devon**

**£620,000**

**FREEHOLD**







## Abbotskerswell, Newton Abbot, Devon

**£620,000 Freehold**

A Detached Grade II Listed Cottage situated in the heart of Abbotskerswell occupying a level location. The property offers spacious accommodation throughout and is ideal for those looking for an older style property with character situated in this popular village of Abbotskerswell. The property is set close to all local amenities to include the village shop, primary school, village hall, tennis courts, park, church, vets, hair salon, cafe and The Court Farm Inn. The villages of Ipplepen and Ogwell are close by, as well as Newton Abbot town centre with its further range of facilities and amenities to include the main rail line to London Paddington, A380, A38 and M5 motorway.

The property occupies a larger than average size plot and has extensive gardens to the rear and side, and ample off road parking to the front of the property with carport.

The accommodation internally comprises entrance porch with spacious entrance hallway, large lounge with access off to a built-in bar/utility, reception room and access into a large hobby room situated at the rear of the property. The property has a kitchen, dining room, separate utility, and attached on the rear, the property has 2 workshops that are ideal for those that enjoy their DIY and the garden that the property is surrounded by. Upstairs, the accommodation comprises of 5 bedrooms, a master bedroom with en-suite, one bedroom is currently used as a study and there is also a family bathroom.

The property was once 2 cottages that were joined back together again and is part of the local history of Abbotskerswell. The accommodation is ideal for those looking for a spacious character home situated in this sought after village.



## Storm Porch

Outside lantern. Wooden bow door with window leading onto:

**Entrance Reception Hallway – 4.34m x 4.20m (14'3" x 13'9")**

Stone fireplace with canopy over and hearth. Exposed beams to ceiling. Doors off to:  
**Inner Hallway**

Door to the rear. Window seat. Double panelled radiator. Door through to:

**Lounge – 7.08m x 6.30m (23'3" x 20'8")**

Built-in log burner. Wooden framed windows with secondary glazing overlooking the front and rear aspect. Recesses. Exposed stone wall. Exposed beams to ceiling. Double panelled radiator. Arch through to:

**Bar – 5.40m x 2.32m (17'9" x 7'7")**

Wooden panelling to walls. Wooden framed window with secondary glazing. Further window with recess. Fitted bar with copper top, shelving, fridge, light and power. Wooden glazed door through to:

**Inner Hallway**

Feature arch window with secondary glazing. Window seat.

**Hobby/Games Room – 7.76m x 5.22m (25'6" x 17'2")**

Wooden framed windows with secondary glazing. Two aluminium double glazed sliding patio doors to the garden. Double panelled radiator. Door through to:

**Workshop 1 – 3.66m x 3.27m (12'0" x 10'9")**

Access onto the garden. Piano windows. Light and power. Door through to:

**Workshop 2 – 3.28m x 3.04m (10'9" x 10'0")**

Access onto the garden. Wooden framed windows with secondary glazing. Stone wall. Stone floor. Light and power. Separate RCD unit.

Off the reception hallway:

**Kitchen – 4.20m x 1.74m (13'9" x 5'9")**

Wooden framed windows with secondary glazing to rear aspect. Fitted matching wall and base units. Worktop surface areas. Stainless steel 1½ bowl single drainer sink unit. Tiled walls. TV point. Extractor fan. 4 ring gas hob. Built-in double oven with storage cupboards below and over.

**Dining Room – 4.96m x 3.05m (16'3" x 10'0")**

Tiled floor. Wooden framed windows with secondary glazing. Wooden framed double doors to the rear. Louvre doors to storage cupboard. Recessed areas with shelving. Double panelled radiator. Doors to airing cupboard housing Logic combi boiler. Door through to:

**Utility Area**

Wooden framed window with secondary glazing. Base units, drawers and shelving. Worktops. Wooden framed door with access to the rear. Door to:

**Downstairs Cloakroom**

Low level w/c. Wash-hand basin. Tiled flooring. Obscure wooden glazed window.

**Staircase to the landing**

Access to the loft area. Exposed beams to the ceiling. Single panelled radiator. Recess window with sill. Built-in cupboard with shelving and cupboard above. Step down to the bathroom.

**Bedroom 1 – 6.06m x 5.96m (19'11" x 19'7")**

Triple aspect built-in wardrobes with hanging rails and shelving. Dressing area with shelving. Built-in bedside cabinet with storage cupboards on either side and cupboards over. Further range of built-in double storage cupboards with shelving and light. Wooden framed recessed windows with secondary glazing with sill. Door to:

**En-suite Shower Room**

Shower cubicle. Low level w/c. Wash-hand basin. Bidet. Double panelled radiator. Fully tiled walls. Extractor fan.

**Bedroom 2 – 4.80m x 3.05m (15'9" x 10'0")**

Two recess window seats one to the front and one to the rear. Secondary glazing. Double panelled radiator. Built-in wardrobes. Exposed beams.

**Bedroom 3 – 4.86m x 3.42m (15'11" x 11'3")**

Recess window with sill. Built-in wardrobes, hanging rails and shelving. Single panelled radiator.

**Bedroom 4 – 3.95m x 3.32m (13'0" x 10'11")**

Looks over the front. Recessed window sill. Secondary glazing. Exposed beams to ceiling. Single panelled radiator.

**Bedroom 5/Study – 3.12m x 2.71m (10'3" x 8'11")**

Looking over the front. Exposed beams to the ceiling. Single room. Wooden framed window with secondary glazing.

**Bathroom**

Panelled bath with shower attachment over. Shower screen. Low level w/c. Pedestal wash-hand basin. Obscure glazed windows to the rear and side. Fixed mirror. Shaver light and socket. Fully tiled walls. Radiator.



## OUTSIDE

To the front of the property, two sets of wooden gates open up onto the tarmacked hardstanding, where there is parking for several cars, which leads on to a carport to the side. The area to the front, has a paved stone patio area and path leading to the front door. There are mature flower beds with a good range of shrubs and plants.

The side of the property is predominately laid to lawn with fence surround and stone wall. A small bridge leads onto the rose garden with rockery display areas.

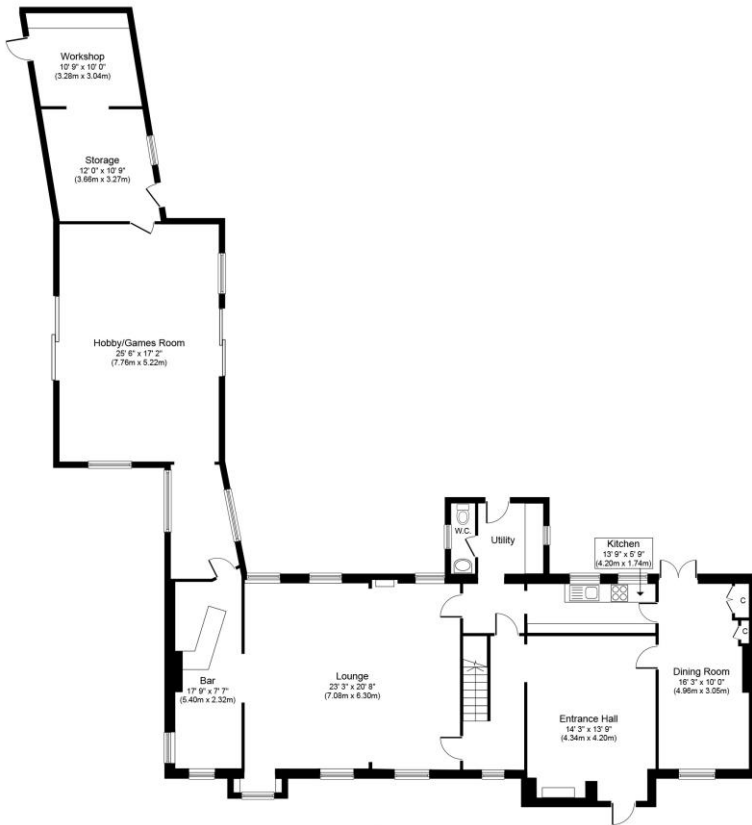
To the rear of the property, there is a patio area, a stream that runs through the garden with a small stone bridge over, stone wall, wooden pergola onto the level lawn garden which has hedgerows to either side with a range of borders, shrubs and plants.

## AGENTS NOTE

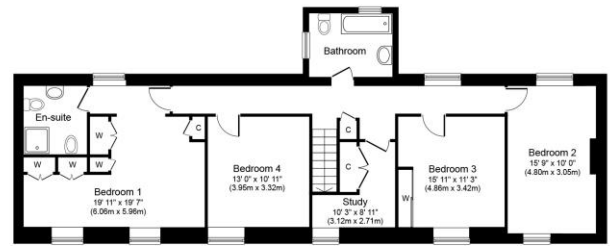
Council Tax Band: 'G' £3722.22 for 2023/24

EPC Rating: Exempt





**Ground Floor**  
Approximate Floor Area  
**2,186 sq. ft.**  
**(203.1 sq. m.)**



**First Floor**  
Approximate Floor Area  
**1,118 sq. ft.**  
**(103.9 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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