



Horseshoe Cottage, Abbotskerswell

£435,000 Freehold

Detached Character Cottage • Converted Hay Barn • Garage • Beautiful Gardens • Ample Driveway Parking • Village Location • Three Bedrooms • Ensuite

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This delightful stone-built detached cottage, converted in 1986 from an old hay barn, seamlessly blends rustic charm with modern living, offering a unique and character-filled home. The property is full of warmth and character, with its original stone features and thoughtful design creating an inviting and cozy atmosphere.

Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the property. From here, you are led into a spacious lounge/diner that serves as the heart of the home. With patio doors leading directly onto the sun terrace, this bright and airy room is perfect for both relaxed living and entertaining. The large windows flood the space with natural light, creating a seamless connection between indoor and outdoor living, ideal for enjoying the garden and outdoor spaces during the warmer months.

The freestanding kitchen is located just off the lounge/diner, offering a practical and well-appointed space. It is fitted with a stainless steel sink unit, ample worktop space, and provisions for an electric cooker, washing machine, and dishwasher. A skylight above further enhances the kitchen's appeal, allowing natural light to pour in, making it a pleasant space for meal preparation and daily tasks.

While compact, the kitchen provides a perfect balance of convenience and charm, with the potential to be further customized to suit individual preferences.

The main bedroom is conveniently located downstairs at the front of the property. This tranquil retreat benefits from dual aspect windows, providing an abundance of natural light and offering views of the surrounding garden. The serene space creates a peaceful sanctuary, perfect for restful nights. It also has the added benefit of its own private ensuite, which comprises a traditional rolltop bath, WC, and wash hand basin, creating a luxurious space to unwind and relax after a long day.

In addition to the ensuite, the downstairs of the property also features a separate shower room, complete with a modern shower unit, WC, and wash hand basin. This practical addition is ideal for guests or family members, providing an extra layer of convenience and functionality to the home.

Upstairs, the cottage continues to impress with two additional bedrooms. The larger of the two is a comfortable double bedroom, offering space for furniture and personal touches, while the single bedroom provides a cozy and private space that could serve as a guest room, home office, or children's bedroom. Both rooms are charming and well-proportioned, with each offering a sense of peace and tranquility.

Measurements

Lounge/Diner - 22'8 × 13'4 (6.91m x 4.06m)

Kitchen - 12'10 × 8'7 (3.92m x 2.61m)

Bedroom - 14'1 × 11'7 (4.30m x 3.52m)

Bedroom - 13'1 × 8'9 (3.99m x 2.67m)

Bedroom - 9'8 × 6'7 (2.95m x 2.01m)

Garage - 17'10 × 9'6 (5.43m x 2.89m)



Important Information

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

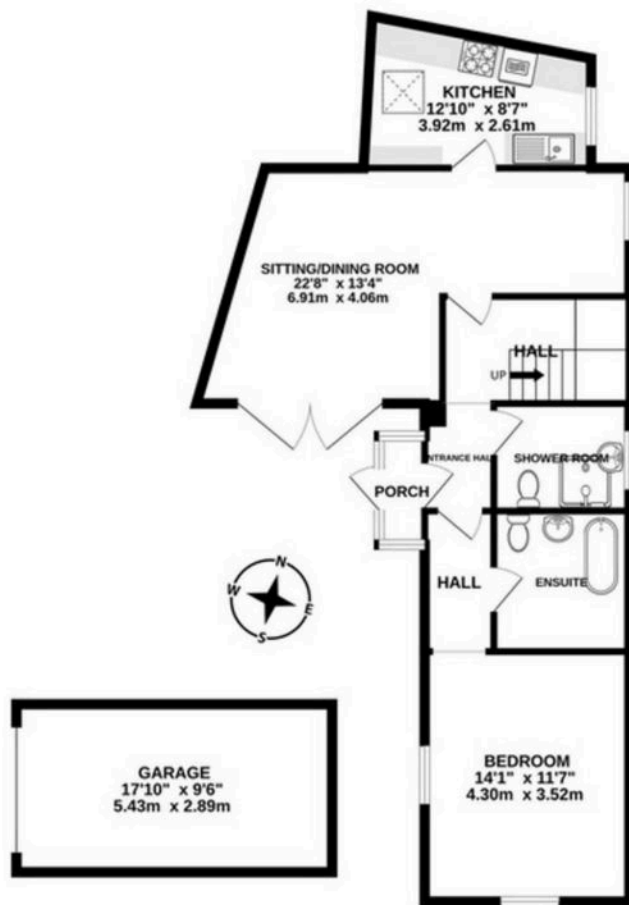
Teignbridge Council Tax Band - D
(£2337.71 Per Year)

EPC Rating - F

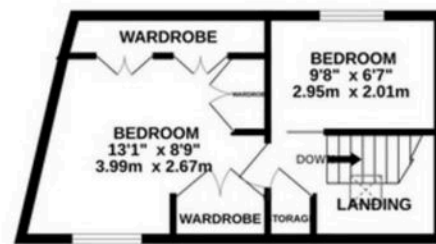
Mains Electric, Water and Drainage
Supplied

The Property is freehold





GROUND FLOOR
901 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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