



Arden Cottage Coombeshead Road, Newton Abbot

£500,000 Freehold

Semi Detached Cottage • Separate Lounge with Conservatory • Modern Kitchen • Spacious Dining Room • Versatile Living Spaces • Four Bedrooms • Family Bathroom and Ensuite • Detached Studio/Study • Large Garden • Off-Road Parking

Contact Us...

📞 01626 365055

✉️ newtonsales@chamberlains.co

🏠 1 Bank Street
Newton Abbot TQ12 2JL

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Originally constructed as a stable block for the main house and converted in 1951, this unique and spacious home blends historic charm with modern living. Over the years, it has been thoughtfully modernised to provide generous, versatile spaces that cater to a variety of lifestyles while retaining its characterful features. Recent improvements include new windows throughout and the installation of a stylish wood burner, creating a warm and inviting focal point in the living space. From the moment you step through the stable door into the welcoming entrance porch, the home's charm and space are immediately evident. The porch offers a generous open area with wood laminate flooring and a large front-facing uPVC double-glazed window. Conveniently located off the porch is a downstairs WC, fitted with an obscure-glass window, concealed cistern WC, vanity unit with wash hand basin and storage, and elegant wall lighting.

An archway from the porch leads into the inner hallway, where a staircase ascends to the first floor. The hallway flows naturally into the modern kitchen—a well-designed, light-filled space with uPVC double-glazed windows to both the front and rear. The kitchen is equipped with shaker-style base and wall cabinets, laminate worktops, a single drainer 1½-bowl sink with instant hot tap, and integrated appliances including a newly installed induction hob and stainless steel electric oven.

From the hallway, a timber-framed glazed door leads into the superbly sized dining room. This bright and welcoming space enjoys dual-aspect windows to the front and rear, a serving hatch to the kitchen, and a built-in cupboard housing the gas boiler with fitted shelving. Perfect for family gatherings and entertaining, the dining room offers ample room for a large dining table.

The generously proportioned living room is an inviting retreat, featuring uPVC obscure-glass windows, wall lighting, dado rail, and a central fireplace with fitted wood burner, hearth, and attractive wooden surround. An open walkway from the living room leads into the conservatory/garden room—a light-filled haven with panoramic views over the front garden, a glazed roof, tiled flooring, and double doors opening to the garden.

The master bedroom enjoys views over the front garden and towards the village of Highweek, with fitted wardrobes providing ample hanging and shelving space. A modern ensuite includes a tiled shower cubicle, WC, pedestal wash hand basin, and a rear-facing window. The second bedroom is also a spacious double with a front-facing window and built-in vanity unit with wash hand basin. The third bedroom is a further double with front aspect, and the fourth is a generous single, currently used as an office, with a window overlooking the rear.

Measurements

Lounge - 20'5 × 11'11 (6.23m x 3.63m)

Conservatory - 13'11 × 9'05 (3.96m x 2.74m)

Kitchen - 11'8 × 9'5 (3.35m x 2.74m)

Dining Room - 16.7 × 13'4 (5.06m x 4.07m)

Bedroom - 11'10 × 10'07 (3.63m x 3.22m)

Bedroom - 13'3 × 9'10 (4.07m x 2.74m)

Bedroom - 10'7 × 8'4 (3.22m x 2.44m)

Bedroom - 8'6 × 9'5 (2.44m x 2.13m)

Bathroom - 9'5 × 8'4 (3.96m x 2.44m)



Important Information

Teignbridge Council Tax band E
(£3161.99 2025/2026)

EPC Rating E

Broadband Speed Ultrafast 1800 Mbps

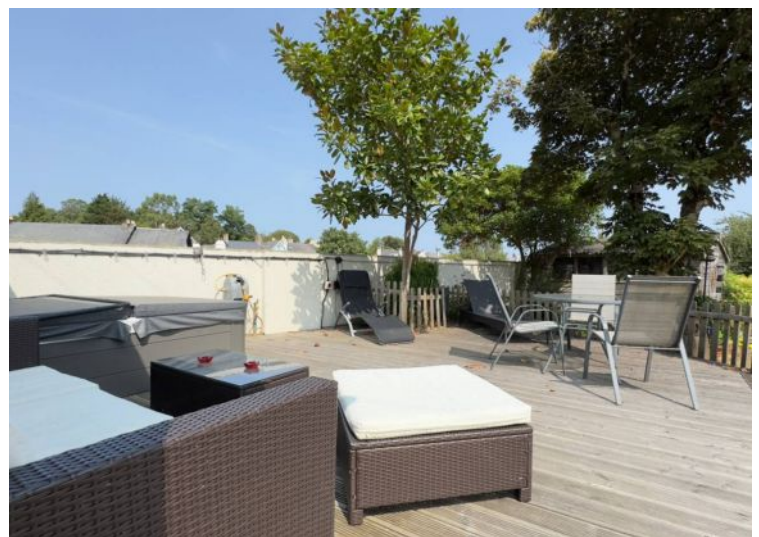
Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold





Although every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		79
	50	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
		78
	46	