



## Perry Farm, Perry Lane, Newton Abbot TQ12 6QA

A 4 bedroom detached house with extensive stone outbuildings with possible development potential, a large garden, orchard and paddocks extending in total to around 5.12 acres.

OIEO £995,000

RENDELLS

# Perry Farm,

Perry Lane, Newton Abbot TQ12 6QA

**Dating back nearly 400 years, Perry Farm is an extended characterful house set within beautiful and well-tended gardens, alongside a courtyard of extensive stone barns and shippon all nestled within an idyllic valley while still within easy reach of the A38 and the market town of Newton Abbot. In all the property extends to around 5.12 acres and includes an orchard, three paddocks with field shelters and a stream known as Blatchford Brook.**

## **Situation:**

Perry Farm is situated approximately 1.5 miles from the village of Highweek just outside of the busy and thriving market town of Newton Abbot with all the main shops and services with excellent links to the A38 & M5 at Exeter and the GWR mainline train station with fast links to London Paddington.

## **Accommodation:**

The main house comprises of a modern kitchen diner, sitting room, dining room, sunroom, back utility and boot room space with a downstairs bathroom. Upstairs there are four good sized bedrooms and a family bathroom.

**The outbuildings offer development opportunity subject to the necessary planning permission.**

## **Ground Floor:**

**Kitchen/Diner:** Modern and bright with a tiled floor and wooden under and over counter units, electric cooker and integrated fridge freezer and dishwasher.

**Sitting Room:** A spacious but cosy room with a fireplace and multifuel stove.

**Dining Room:** A generous sized beamed dining room with large bay window with views over the garden and the valley beyond.

**Sun Room:** facing south the sunroom with exposed stone walls and large windows offers views overlooking the extended patio area and gardens out across the paddocks below.

**Utility Room:** Accessed by a back corridor serving as a useful boot room area from the back door. The utility room has under counter units and a stainless steel sink and drainer and also houses the immersion tank for the back part of the house.

**Bathroom:** A generous sized bathroom with wc, basin, bath and mixer overhead shower with a glazed shower screen.

## **First Floor:**

**Bedroom 1:** A large double room with a charming feature fireplace and window overlooking the gardens and valley below.

**Bedroom 2:** Another generous double room, carpeted and with window to the rear of the property, again overlooking the valley.

**Bedroom 3:** A third double room, carpeted and with a window with the views over the garden.

**Bedroom 4:** A slightly smaller room than the other bedrooms but still of good proportions, dual aspect and currently used as an office.

**Family Bathroom:** A bright and modern bathroom with underfloor heating, a wall length vanity unit with basin, wc and large bath with mixer shower overhead.

## **Outside:**

There is a south facing patio area accessed from the front door and kitchen door, overlooking the mature gardens which are home to many interesting plants including banana and tree ferns.

There is parking for several vehicles over two areas, a large garage with electric door opening up from the lane. An enclosed orchard bursting with daffodils in the Spring comprising of mature Apple, Plum and Greengage trees.

A range of stone outbuildings comprising of a barn, garage, workshop space and a two story Shippon.

## **Directions:**

From the A38 Drum Bridges junction follow the A382 towards Newton Abbot at the roundabout take the first exit towards Newton Abbot. Pass Stover School entrance on your left, take the next right at Forches Cross. Continue along the new road and take the second left sign-posted Perry Lane. This is a 'no through' lane with Perry Farm being the last property on the left.

## **General Remarks & Stipulations:**

### **Tenure:**

Freehold with vacant possession.

### **EPC:**

Band F

### **Services:**

Mains Electricity, Mains Water, Septic Tank with drainage system.

### **Local and Planning Authority:**

Teignbridge District Council [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk) 01626 361101

### **Wayleaves, Easements:**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

### **Fixtures & Fittings:**

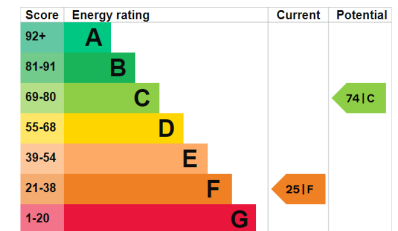
All fixtures & fittings, unless specifically referred to in these particulars are expressly excluded from the sale of the freehold.

### **Plans & Maps:**

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### **Viewing:**

Strictly telephone appointment only through Rendells Estate Agents, Tel: 01626 353881 Email: [newtonabbot@rendells.co.uk](mailto:newtonabbot@rendells.co.uk)

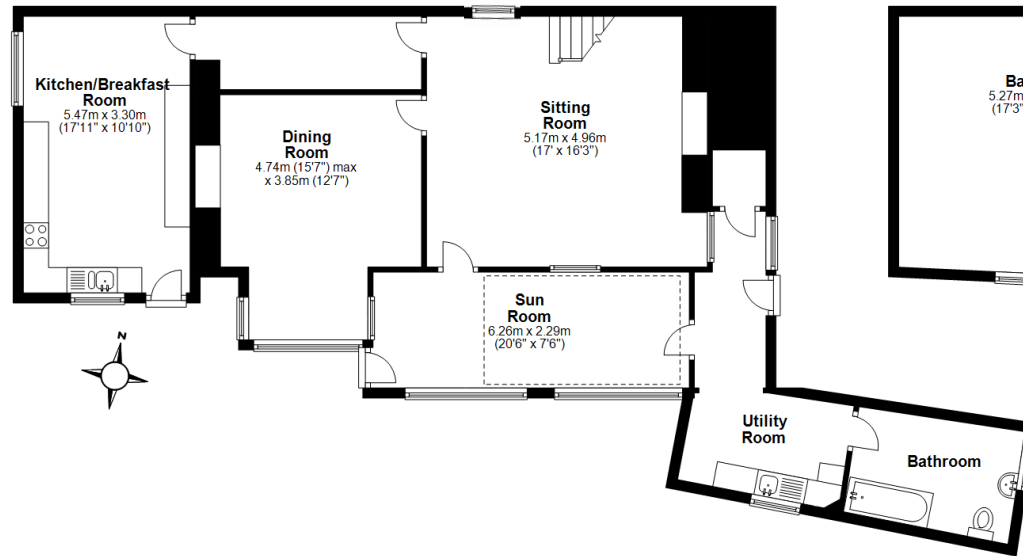




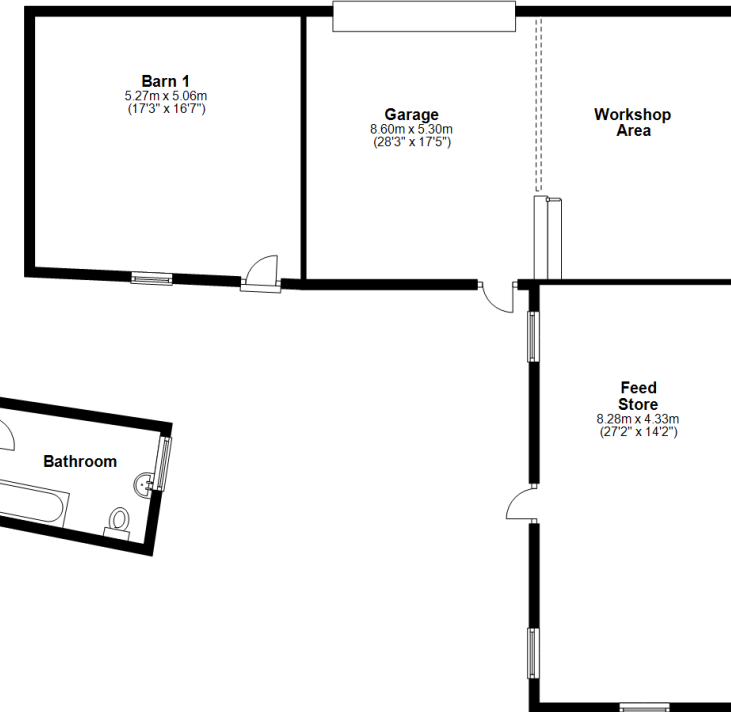




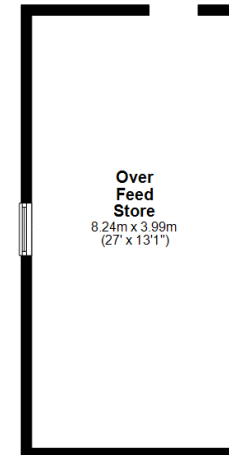
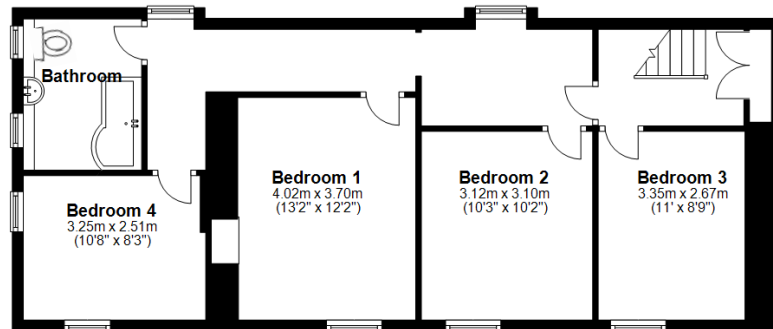
**FLOOR PLAN:**



**Ground Floor**  
Approx. 219.8 sq. metres (2365.7 sq. feet)



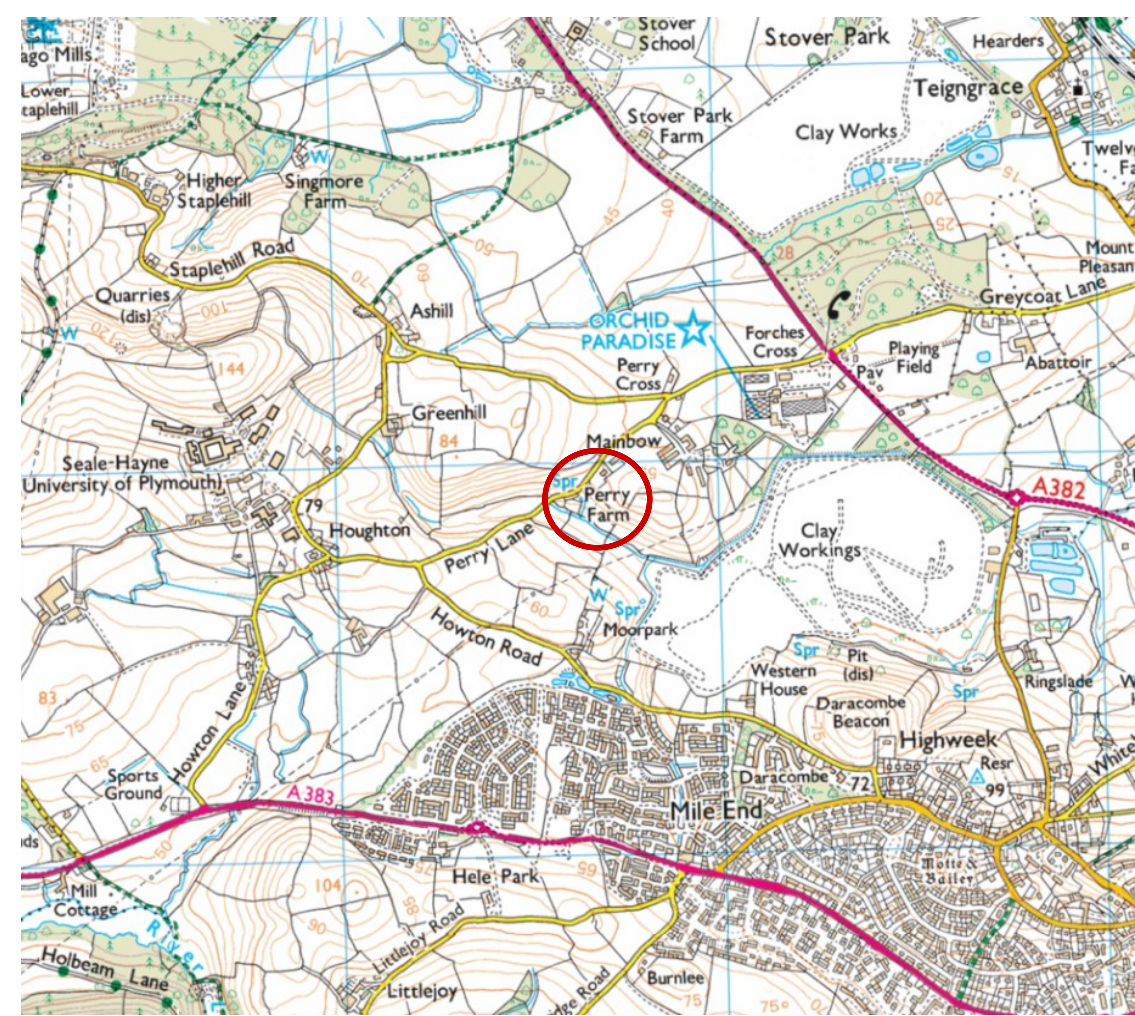
**First Floor**  
Approx. 104.2 sq. metres (1121.6 sq. feet)



Total area: approx. 324.0 sq. metres (3487.3 sq. feet)



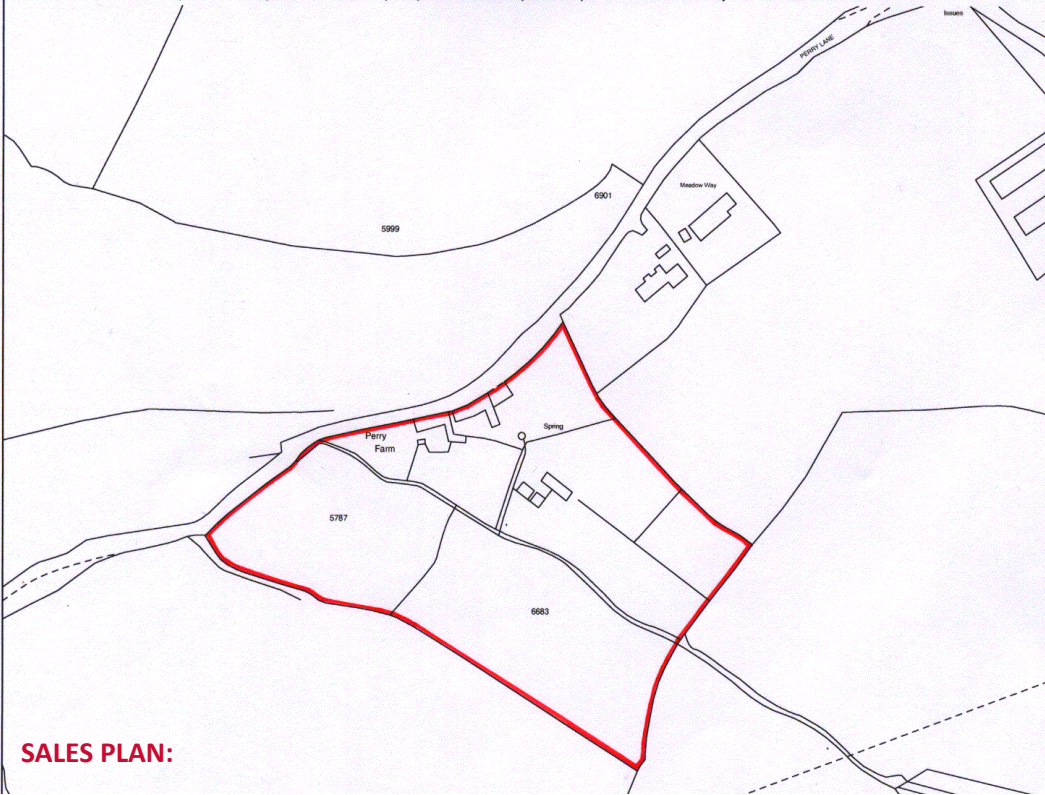




<b>LR</b>	TITLE NUMBER <b>DN438059</b>	N 
	DEVON : TEIGNBRIDGE	

ORDNANCE SURVEY MAP REFERENCE: SX8372NE SCALE 1:2500

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**SALES PLAN:**

**Consumer Protection from Unfair Trading Regulations 2008**

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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

