



The Paddocks

Old Mill Lane, East Ogwell TQ12 6BH

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Old Mill Lane, East Ogwell TQ12 6BH

Guide Price of £1,150,000

An individual detached six bedrooms residence standing in a 3 acre plot on the outskirts of East Ogwell a Living room, dining room and family room, six bedrooms and two studies with a beautiful private plot with woodland surround close to the River Lemon and country walks.

- Individual detached six bedrooms residence
- Standing in a 3 acre plot on the outskirts of East Ogwell
- Living room, dining room and family room
- Six bedrooms and two studies
- Three bathrooms, cloakroom and utility room
- Private woodland plot close to the River Lemon and country walks
- Detached double garage and ample off road parking for multiple cars, motorhome or caravan
- Beautiful location and rural setting
- Workshop and mower store
- Stunning gardens and ornamental pond
- Privacy is enjoyed throughout the property and gardens

Situation:

This property is situated in a rural location on the edge of the village of East Ogwell, which has become increasingly popular over the years. Newton Abbot town is about one and a half miles away by road, and River Lemon is approximately half a mile away. The house was built in 1964 and later expanded to create a spacious family home with well-designed living spaces. It is accessed from Mill Lane via a sweeping Tarmac driveway, flanked by a detached double garage with automatic doors. The entire property covers about 3 acres and is surrounded by deciduous trees, providing a pleasant private walkway for country walks. The house is surrounded by large gardens with lawns, shrubs, trees, borders, an attractive ornamental pond, and a treehouse. The lower lawns previously housed a tennis court and are predominantly level. Privacy is a key feature of this property, given its idyllic location.

Accommodation:

Front Door leads to an entrance hall with a staircase and large windows overlooking the gardens and rural scenery. There is also a cloakroom with a wall-hung wash basin and tile splashback.

Living and Dining Room 7.36m (24'2") max X 6.05m (19'10"):

The living room is a triple-aspect room with beautiful garden views, a feature fireplace, and an open fire. It leads to the dining room, which has a patio door and a window overlooking the gardens and woodland.

Study 3.60m (11'10") x 2.12m (7'):

With a window overlooking the front driveway and gardens.

Kitchen and Breakfast Room 6.18 (20'3") x 4.54m (14'11"):

Feature wooden base and wall units, an integral extractor hood, and ample space for appliances.

There are windows overlooking both the rear and front gardens. The breakfast area has room for a



large table and a serving hatch to the dining room. The kitchen also has a floor-mounted oil-fired central heating boiler. The second **Study** has a window overlooking the front and a central heating radiator.

Snug/Family Room 5.05m (16'17") x 4.43m (14'6"):

This room has patio doors with garden views and two central heating radiators.

Utility Room 3.75m (12'13) x 3.20m (10'10)

The second study has a window overlooking the front and a central heating radiator.

Main Bedroom 5.07m (16'7") x 3.60m (11'10"):

First-Floor Landing:

The landing offers views of the driveway and woodland. There are five double bedrooms and one single bedroom on this floor.

The master bedroom has beautiful views, an ensuite double shower room, built-in wardrobes, and modern amenities.

Other 5 Bedrooms (see floorplan for measurements):

All bedrooms enjoy beautiful woodland views. There is a second shower room and a main family bathroom on this floor.

Airing Cupboards:

The landing has airing cupboards and double doors to another airing cupboard.

Garage and Outbuildings:

The property has an attached double garage with power and lighting & electric doors. The garden features an outbuilding, a potential chicken run, and a shed, the lawn is level and once had a grass tennis court.

General Comments & Remarks

Local and Planning Authority:

Teignbridge District Council, Forde House, Newton Abbot TQ12 4XX

Council Tax:

Band: G

EPC:

D (59)

Services:

Mains water, mains electricity & mains foul.

Tenure: The property is freehold with vacant possession.

Viewings

Strictly by appointment only through Rendells Estate Agents,
13 Market Street, Newton Abbot TQ12 2RL. Tel: 01626 353881 Email: newtonabbot@rendells.co.uk

Directions:

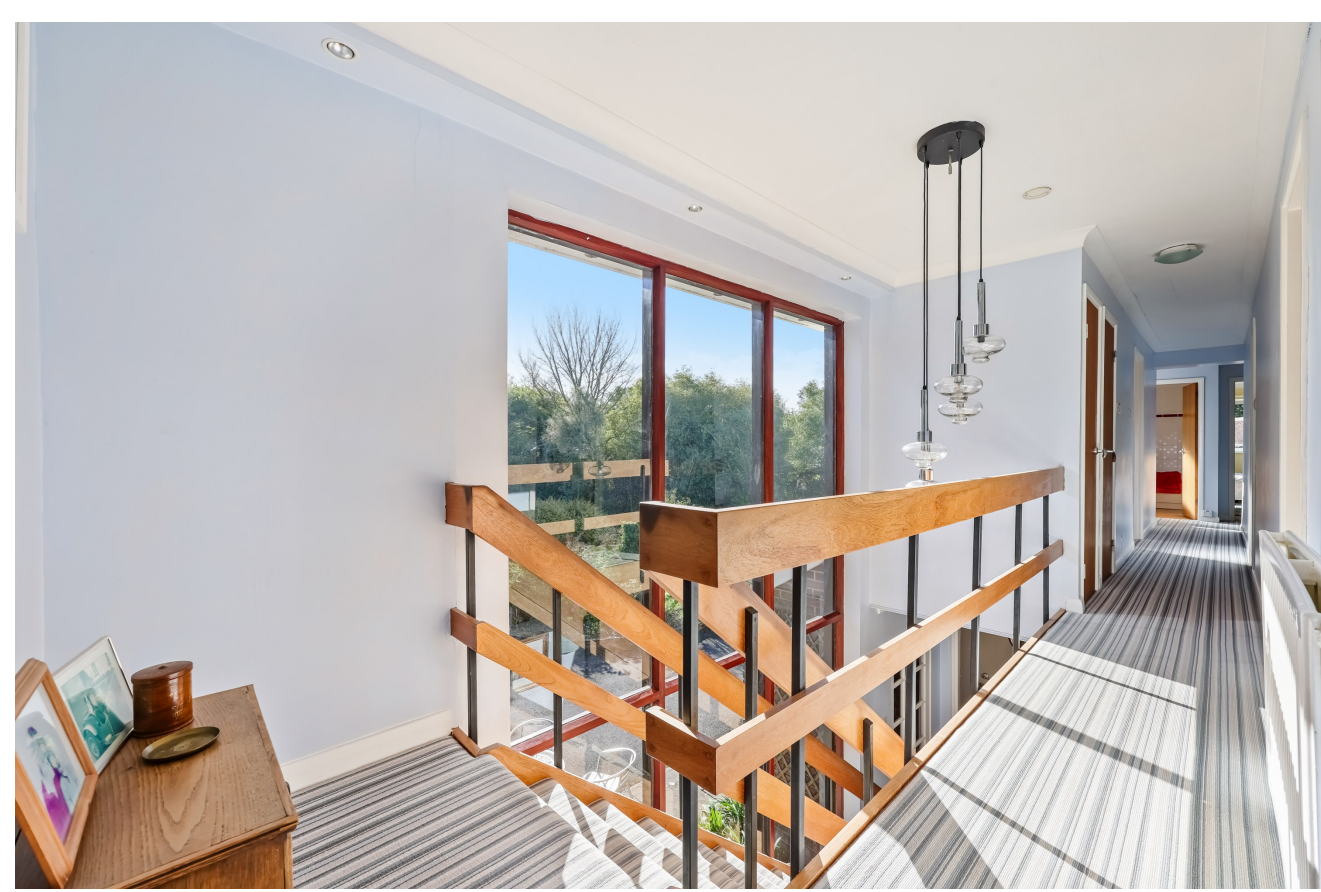
From Rendells office, Take Highweek Street to the A382 and continue through the traffic lights heading for Totnes and Ogwell onto the A381. at the roundabout take the third exit into Ogwell and continue along Ogwell Road up Canada Hill and then bare right down into East Ogwell, take the next right onto Croft road and then immediate right onto Mill Lane. Continue along Mill Lane and The Paddocks shall be the last residence on your left. TQ12 6BH

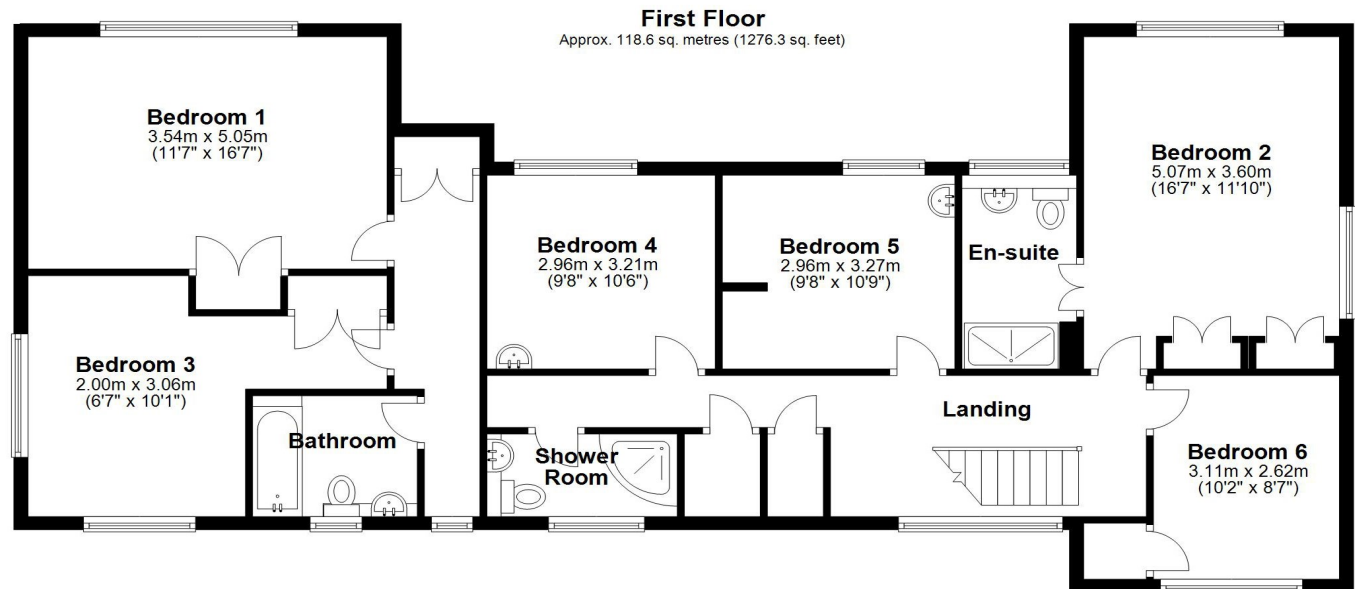
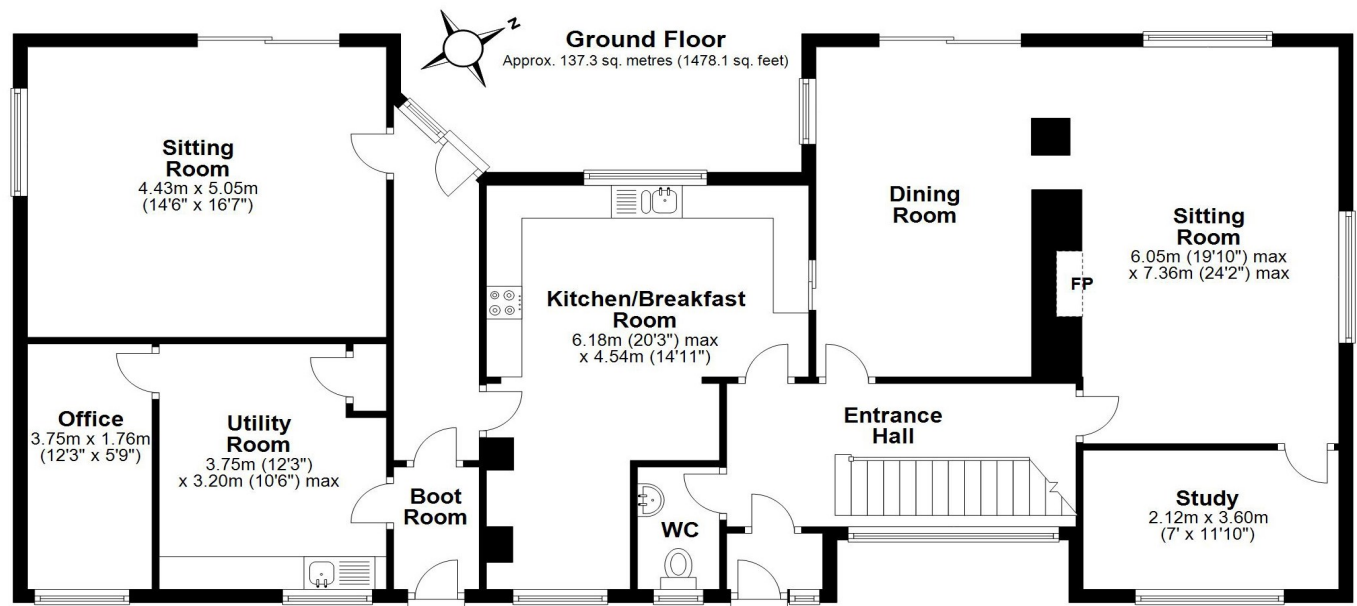
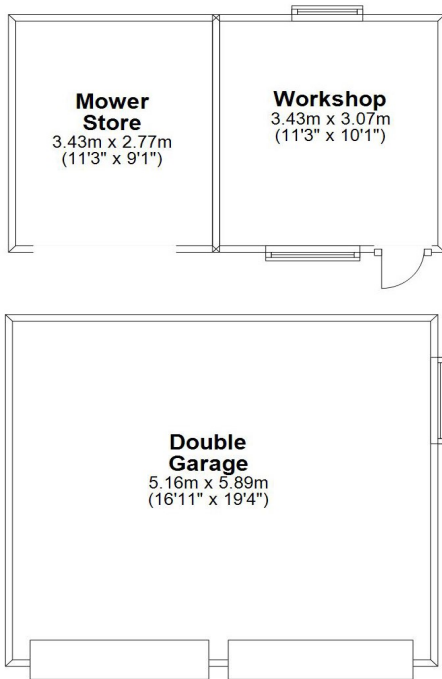
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 255.9 sq. metres (2754.4 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
Plan produced using PlanUp.

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 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.
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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.

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