



**Dacombe Mill**

**Dacombe, Devon, TQ12 4SY**

**RENDELLS**



# Dacombe Mill

Dacombe, Kingskerswell, TQ12 4SY

Price Guide **£545,000**

Dacombe Mill is a charming Grade II listed thatched cottage which is offered with a wealth of character along with a lovely large garden and a delightful country setting. The house offers versatile accommodation and has benefited from extension over the years. Some internal updating will be required, however the property still maintains many original features and makes a delightful country home. Another lovely feature of this property is the detached double garage and extensive large gardens and country views.

## Accommodation

### Entrance Porch

Steps leading into an enclosed entrance porch and a further door leading into the house.

### Living/Dining Room

This room offers an open plan living/dining area with a staircase rising to the first floor and glazed windows offering an aspect to the front and rear. The room also offers an abundance of character features including exposed timbers and a fireplace with a feature bread oven and wood burning stove.

### Utility Room

Glazed windows to the front and side, plumbing for a washing machine and space for a fridge freezer and tumble dryer. There is also a WC with a low level WC and wash hand basin.

### Kitchen

A fitted kitchen with a range of base and wall units, a double sink and part tiled walls. There is space for appliances and access to a loft space. A further door leads through to a utility room and WC.

### Study/3rd Bedroom

This room offers an aspect to the side and rear along with a door open to the front of the house.

### Bathroom

The bathroom offers a panelled bath, wash hand basin, low level WC and bidet. There is also a separate tiled shower cubicle and built in cupboard.

### Bedroom One

This room offers an aspect to the front, fitted wardrobes with shelving and a further built-in cupboard.

### Bedroom Two

This room enjoys an aspect to the front and side.









**Outside/Garden**

A particular feature of this property are the large gardens which not only include an area of extensive lawn but also an attractive ornamental pond with a spring fed stream. Mature hedging and trees also feature and a small leat at the end of the garden offers a tranquil area to enjoy. Surrounding views of neighbouring countryside also add to the picturesque setting of the property. To the side of the property is a driveway providing parking for up to 4 vehicles with access to a detached double garage. There is also light and power, a side door and an electric car charging point.

**Services:** Mains water and drainage and mains electricity and .

**Local and Planning Authority:** Teignbridge District Council

**Council Tax:** E

**Energy Performance Certificate** n/a

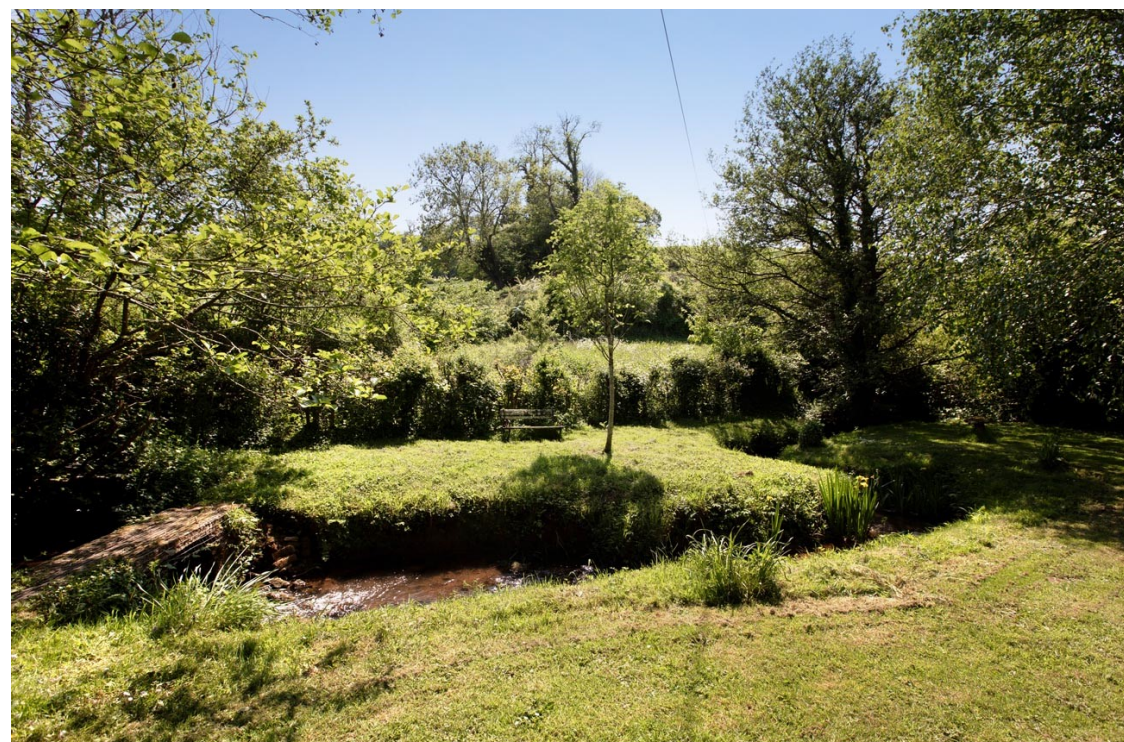
**Tenure:** Freehold

**Viewings**  
Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

**What3Words:** windy.sooner.pheasants





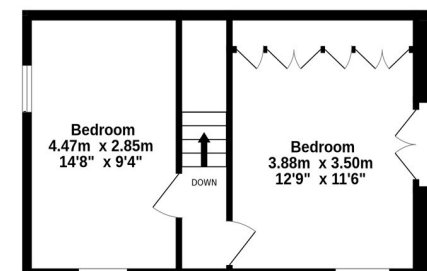
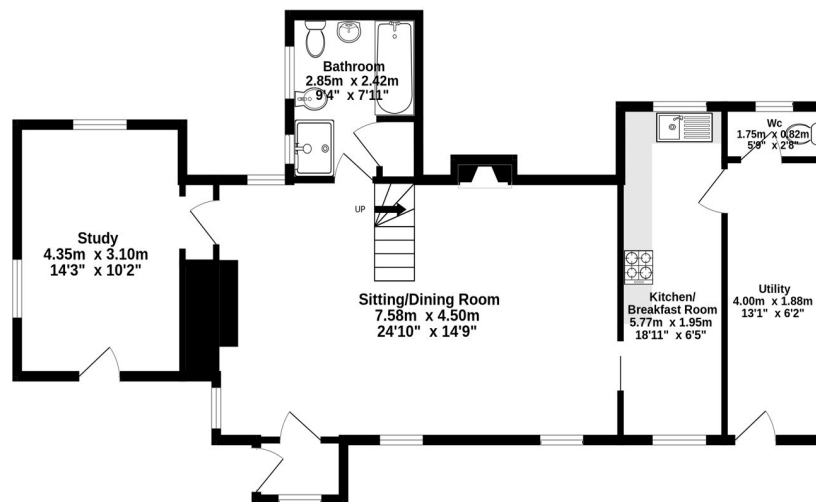
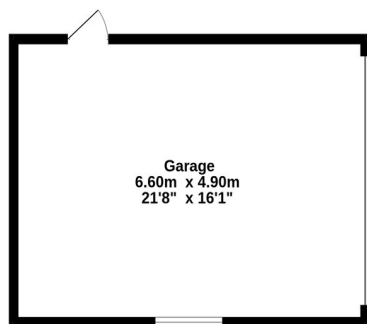




Garage  
32.3 sq.m. (348 sq.ft.) approx.

Ground Floor  
78.8 sq.m. (848 sq.ft.) approx.

1st Floor  
33.6 sq.m. (362 sq.ft.) approx.



**TOTAL FLOOR AREA : 144.7 sq.m. (1558 sq.ft.) 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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- 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.