



**The Meadows,**  
Kingskerswell, TQ12 5LF





# The Meadows,

Madacombe Road, Kingskerswell, TQ12 5LF

Price Guide **£695,000**

## Description

The Meadows Smallholding offers the opportunity to acquire a lovely modern bespoke home all set within 9 acres of agricultural or pasture land. The property has been designed to offer an off grid lifestyle which is finished to a high specification with lovey views of the surrounding countryside. The land offers a mixture of grazing pasture, growing areas bordering onto a nearby stream. The property also offers a large detached barn along with a useful large storage container and various timber outbuildings.

## Situation

The property is situated on Maddacombe Road which is a short drive from the villages of Kingskerswell and Abbotskerswell. A short distance away is also the popular pub and restaurant of Bickley Mill Inn which is very well regarded. The villages of Kingskerswell and Ipplepen feature a range of amenities including convenience stores, pharmacies and doctors surgeries. You also have easy access to Newton Abbot, Torquay, Paignton and Totnes by car with each settlement reachable within roughly 10-20 minutes drive.

## Accommodation

### Kitchen/Dining

A side entrance door leads into a wonderfully light and spacious kitchen with triple aspect windows and a vaulted ceiling. The kitchen offers a range of wall and base units, a one and half bowl sink unit, built in electric oven and four ring gas hob and space for a free standing fridge freezer. There is also a wall mounted gas fired boiler and space for a dining table.

### Inner Lobby

This area houses two large cupboards with mirrored doors currently utilised as a larder and coat storage. Doorways lead into the bathroom and sitting room.

### Sitting Room

A large bright room with a beautiful vaulted ceiling and french doors leading out to a paved terrace. There is also a wood burner with a vertical stainless steel flue.

### Bathroom

A luxurious family bathroom, featuring wood panelling and tiling, free standing bath, separate shower cubical, low level WC, wash hand basin and towel rail. There is also a wall mounted ladder leading up to a mezzanine storage area.

### Bedroom One

A further bright and spacious room with a vaulted ceiling and french doors leading out to the front terrace.

### Bedroom Two

A large bedroom with triple aspect windows.

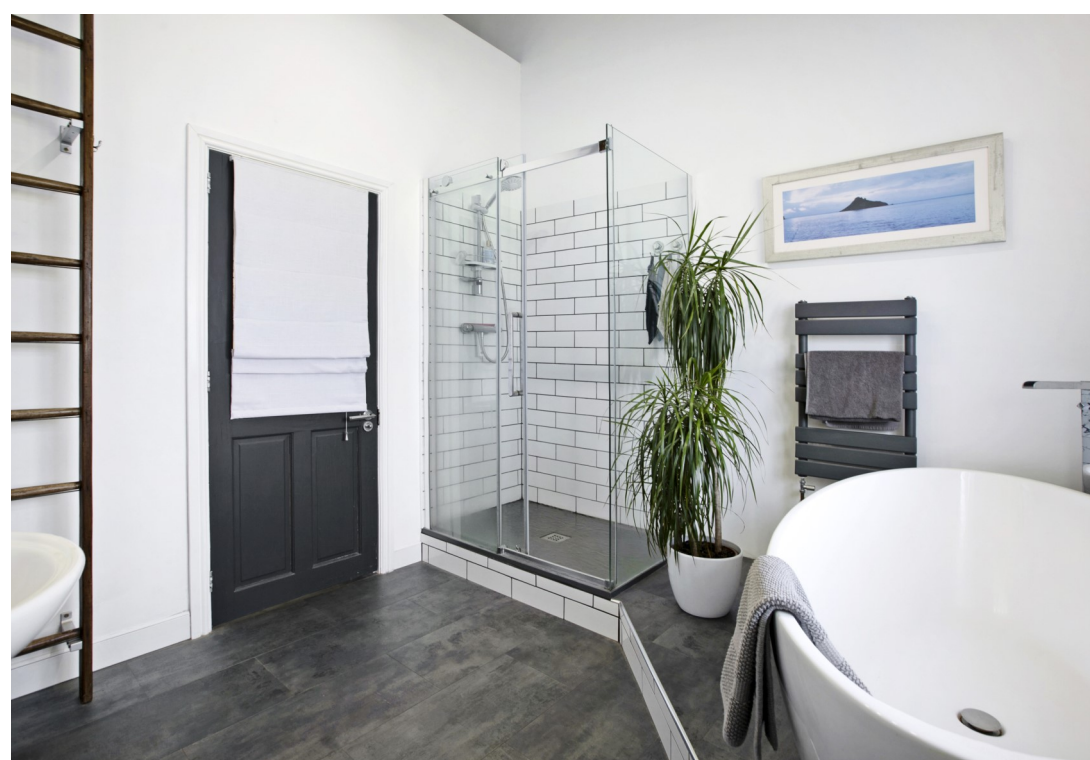
### Outside:

To the front of the property there are secure timber electric gates leading to a parking area and an area of lawned garden. The majority of the 9.33 acres is divided into two paddocks mostly used for pasture. There is an area for growing vegetables and a wide selection of fruit and berry trees. To the eastern boundary there is a stream, with the rest of the boundaries boarded by mature hedging and oak trees.

### Outbuildings:

The steel framed and timber barn offers light, power and plumbing for a washing machine. The barn also houses the solar panels. Adjacent to the barn there is a further small store room housing a diesel generator for back up electricity, and a metal 20 foot shipping container which is useful for storage.







**Services:** Mains water, Private drainage, solar and generator supplied electricity.

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

**Council Tax:** D

**Energy Performance Certificate:** C

**Tenure:** Freehold

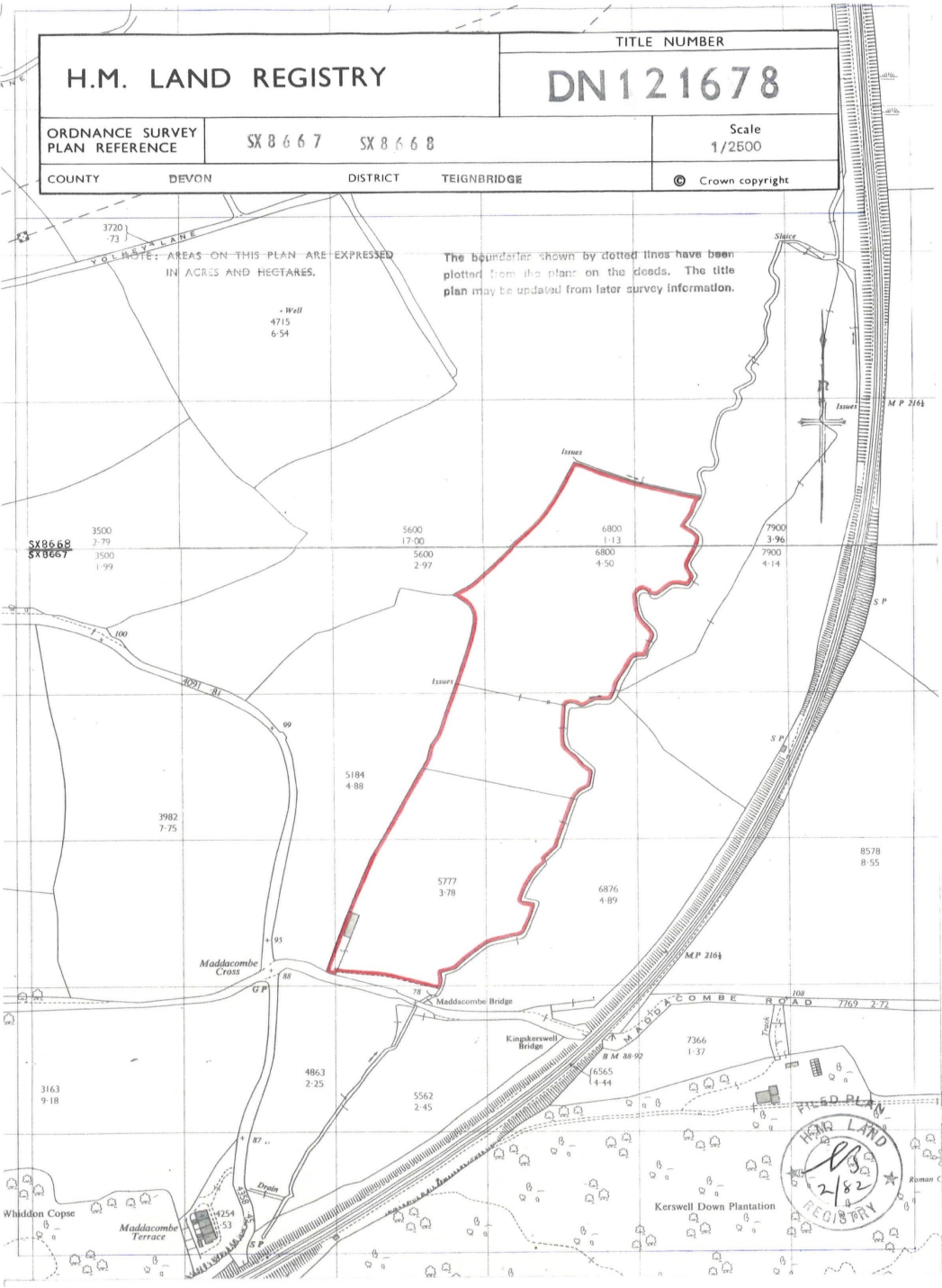
**Viewings**

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

**What3Words:** natures.fuels.hagglng



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

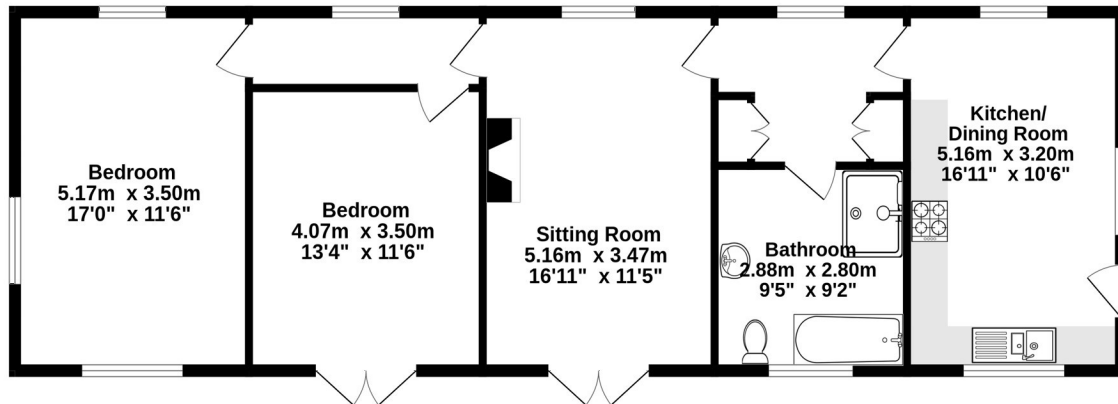




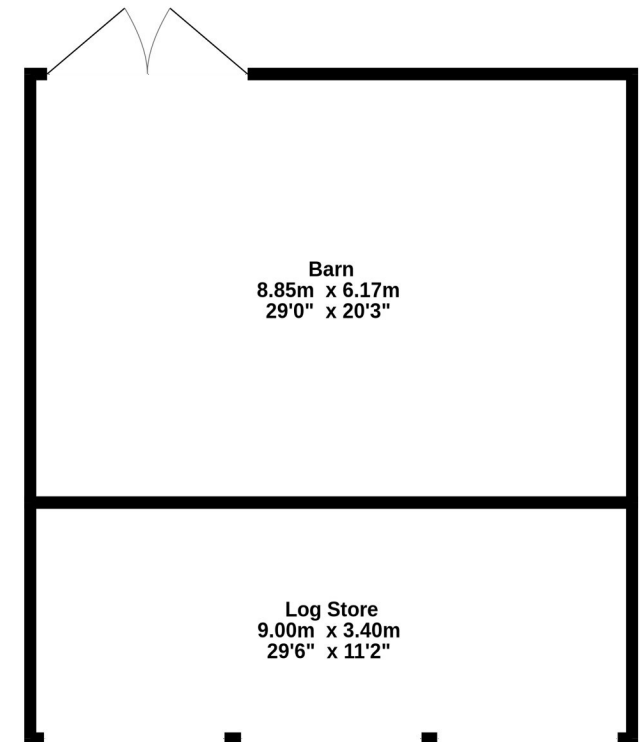




84.8 sq.m. (913 sq.ft.) approx.



86.1 sq.m. (927 sq.ft.) approx.



**TOTAL FLOOR AREA : 170.9 sq.m. (1840 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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- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
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