



Namara



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Church Lane, Stokeinteignhead, Devon, TQ12 4QG

Newton Abbot 5 miles Teignmouth 4 miles Exeter 20 miles

Discover a characterful cottage nestled amidst picturesque rolling hills, offering enchanting countryside views from every angle, creating an idyllic retreat for those seeking tranquillity and charm.

- Four Bedroom Cottage
- Beautiful Village Setting
- Four Double Bedrooms
- Three Reception Rooms
- Driveway Parking
- Ideal Family Home
- Council Tax Band D
- Freehold

Guide Price £550,000

SITUATION & DESCRIPTION

Discover a characterful cottage nestled amidst picturesque rolling hills, offering enchanting countryside views from every angle, creating an idyllic retreat for those seeking tranquillity and charm. Located at the heart of the village of Stokeinteignhead in a quiet no through road this characterful cottage is well located to access all of the nearby village amenities. This delightful home briefly comprises on the ground floor an open-plan kitchen/diner flooded with light from the dual aspect windows the perfect spot to entertain family and friends. Across the entrance hall you will find a welcoming sitting room with a Southerly aspect and views towards the Church. A connecting door leads through to a family room which could easily be an office, study or play room offering a good level of flexibility to the property. The first floor boasts three double bedrooms with the principal bedroom benefitting from an ensuite shower room, whilst a family bathroom completes this floor. Take the stairs to the second floor and bedroom two plus a home office with again potential for a multitude of uses as so required. Outside the property enjoys a secluded garden with large deck area leading onto a level lawn enclosed by established flower and hedgerow borders. To the front an additional parcel of land completes the outside space in the form of a raised level terrace laid to lawn with the potential to be used to grow your own vegetables or simply soak up the Sun and the beautiful scenery.

Stokeinteignhead is an attractive village in the rolling Devon landscape with a strong village community that includes a sought after primary school, country inn, village hall, shop and historic church. Located in an area of great landscape value and conservation area, a network of bridleways and tracks makes this a popular area for horse riding while the sandy beaches and boating facilities of Shaldon, Teignmouth and Torbay, are within a few miles.

The A380 is within easy reach providing good access to the A38 and M5. Mainline railway links to London Paddington are located in the nearby market town of Newton Abbot, with its full range of comprehensive shopping facilities, and the cities of Exeter and Plymouth are also within easy reach for work, shopping or leisure.



ACCOMMODATION

Adorned with Roses trailing over the covered porch the approach the property is via the front door allowing access the the entrance hall with stairs to the first floor and doors to all rooms. Upon entering the open-plan kitchen/diner you will be immediately struck by the sense of light and space, not something commonly found with most period cottages. The kitchen area boasts ample storage and prep space with room for most modern appliances including a Range style oven the focal point for this charming space, with a utility area and door to the rear garden. The generous dining area provides the ideal spot for family and friends to come together a discuss the days events, warmed by the wood burning stove. Across the hall the sitting room enjoys a dual aspect with views towards the church and over the surrounding hills. The centrepiece of this room has to be the feature Gas fire ideal for those cooler evenings with a good book whilst the exposed wooden beams tie this newer part of the property seamlessly with the old. A connecting door leads through to a further reception room, a convenient space with potential for a multitude of uses including a home office, study, playroom giving the house a built in flexibility catering for most needs.

Drift upstairs to the first floor where you will find three double bedrooms and a family bathroom. The principal bedroom again features exposed wooden beams, dual aspect windows with pretty far reaching views over the surrounding countryside and beyond. This generous room also enjoys the use of an ensuite shower room with a contemporary three piece suite. Bedrooms three and four are both comfortable double rooms with views either to the front or rear aspect both of which over the village and beyond. The family bathroom features a modern four piece suite with low level WC, wash hand basin, panel enclosed bath and separate shower cubicle. Take to the stairs again and up onto the second floor where bedroom two and the study/home office can be accessed. Bedroom two is another double room with eaves storage and Velux windows to the rear aspect and some of the best views in the house. The Home office / study provides yet more space and flexibility within the property and completes the accommodation for this truly stunning home.

OUTSIDE

Step out into the rear garden with steps to a large raised deck the ideal spot for Al Fresco dining. A area laid to a level lawn wraps around the side of the house embraced by beautifully established flower and shrub borders, creating a serene and inviting outdoor retreat with access to a shed and the driveway parking. The drive provides space for two/three vehicles. An added bonus lies to the front of the property located on the opposite side of the road in the shape of a raised level lawn. Soak up the Sun or grow your own, the choice is yours with this adaptable space, a true asset to the property.

SERVICES

Mains water, drainage, electricity and gas. gas central heating.

VIEWINGS

Strictly by prior appointment only with Stags on 01803 200160.

DIRECTIONS

If heading into the village from Newton Abbot, Church Lane can be found on the right just before the pub and shop. The property is located at the top of the road on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		83	65
EU Directive 2002/91/EC			

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Approximate Area = 2171 sq ft / 201.7 sq m
 Limited Use Area(s) = 146 sq ft / 13.5 sq m
 Total = 2317 sq ft / 215.2 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

Second Floor

Ground Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2023. Produced for Stags. REF: 1014512



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