



Santa Rosa, Ivy Tree Hill



# Santa Rosa, Ivy Tree

Stokeinteighhead, Newton Abbot, TQ12 4QJ

Newton Abbot 5 miles Teignmouth 4 miles Exeter 20 miles

Situated in a peaceful location with stunning countryside views, this spacious five-bedroom home offers exceptional living space with great potential for further improvements.

- Five Bedroom Detached Bungalow
- Ample Parking & Carport
- Further Potential to Improve
- Council Tax Band F
- Commanding Countryside Views
- Close to Village Amenities
- Wrap-Around Gardens
- Freehold

Asking Price £650,000

## SITUATION & DESCRIPTION

Situated in a peaceful location with stunning countryside views, this spacious five-bedroom home offers exceptional living space with great potential for further improvements. Set in a secluded, rural setting, the property boasts a wrap-around garden, perfect for outdoor living and enjoying the tranquil surroundings. Ample parking is available, and the home is just a short distance from the nearby village, providing a balance of countryside charm and convenience. With its serene location and expansive layout, this property offers a unique opportunity to create your dream home in a picturesque setting.

Stokeinteighhead 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

To the front, the property features a generous driveway accommodating multiple cars, a convenient carport, and a generous sunroom. The sunroom boasts double-glazed windows on three sides, two radiators, and French doors leading into the lounge/diner, providing a bright, welcoming space. Inside, the hallway offers ample storage and connects to a spacious lounge with expansive double-glazed windows which help make the most of the breath taking views over the wooded canopy below and the rolling hills beyond, a marble-surround electric fireplace, and more countryside views, along with French doors opening to the front. A separate breakfast room is located at the end of the hallway with French doors to the rear and flows seamlessly into the well-equipped kitchen. This space features a range of wall and base units, built-in appliances, and plenty of work surfaces, making it ideal for cooking and entertaining. The utility room offers additional storage with wall and base units, along with double-glazed windows for natural light. The home's five generously sized bedrooms all come with double-glazed windows and radiators, providing comfortable rooms with ample space. The master bedroom includes an ensuite bathroom with a four-piece suite, featuring a bath, shower cubicle, and his-and-her sinks. The family bathroom offers a three-piece suite with a bath, shower, and vanity unit. Fully tiled with modern finishes. With ample storage throughout and lovely views from nearly every room, this home offers the perfect blend of space and potential.

## OUTSIDE

This charming property boasts a stunning wrap-around garden with beautifully maintained lawned areas and a spacious rear patio, perfect for outdoor dining and relaxation. Offering far-reaching views, the garden provides a serene and secluded retreat, ideal for those seeking a peaceful, rural ambiance. The quiet, countryside setting ensures a private and tranquil atmosphere, making this home a perfect escape from the hustle and bustle while still being within easy reach of local amenities and the village community.

## SERVICES

Mains electric and water, oil fired heating, private drainage. Up-to Superfast Broadband available in the area with Openreach. Mobile coverage is likely with O2 and Vodafone.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## VIEWING ARRANGEMENTS

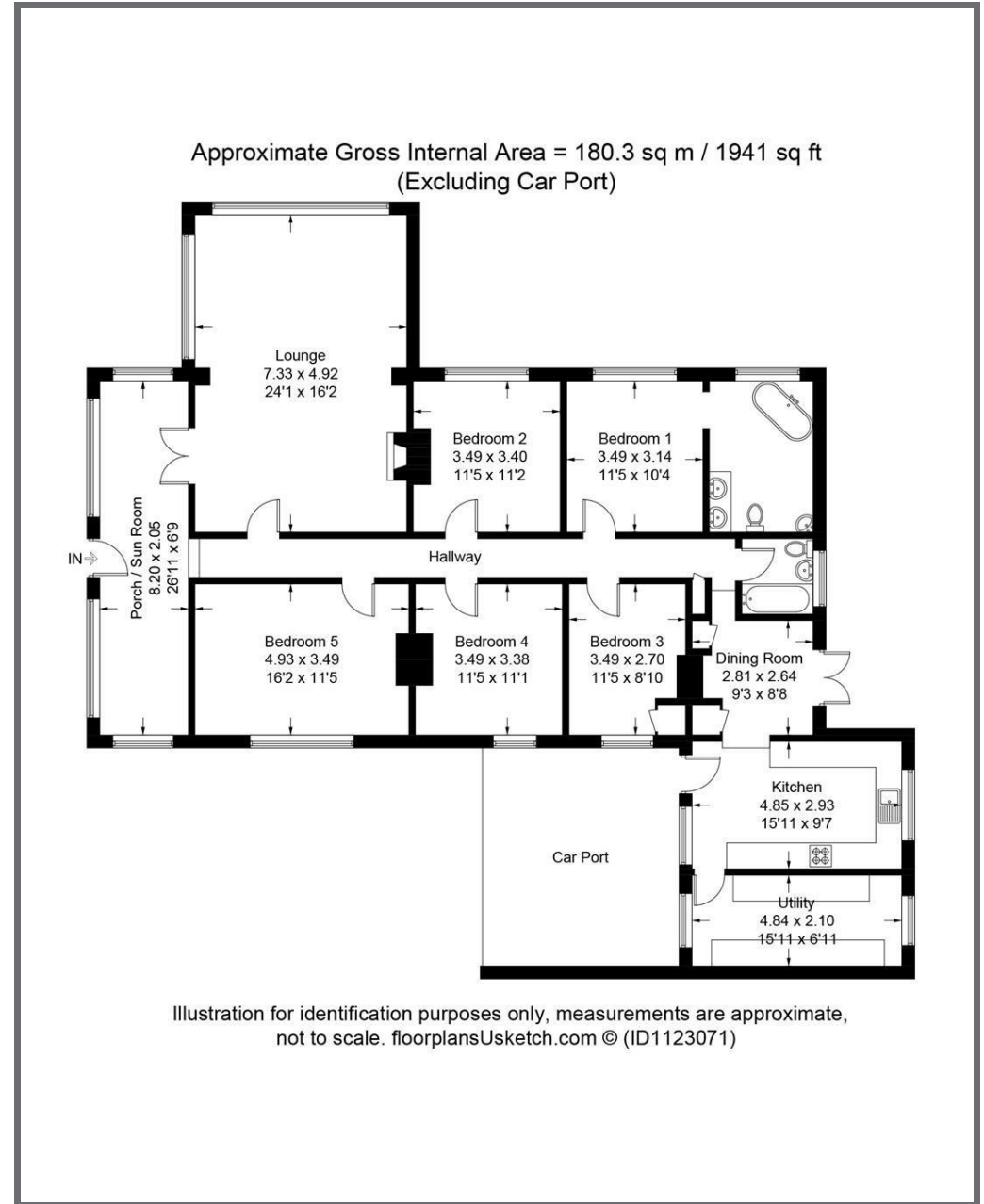
Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

Heading from Shaldon along the A379 Coast Road turn left at Maidencombe signed Stokeinteignhead onto Stoke Road. Follow this road through into Higher Gabwell, and onto Stokeinteignhead, pass the Post Office and after a short distance the road turns into Ivy Tree Hill. Continue on Ivy Tree Hill for a short distance and take the first turning on your left into Newton Hill where you will find the property on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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