Connells

Lyntor The Tors
Kingskerswell Newton Abbot

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Kingskerswell Newton Abbot TQ12 5DR

for sale offers in the region of
£595,000

Property Description

A rare and exciting opportunity to purchase this detached residence, set within a generous and private plot of approximately 0.5 acres, offering excellent scope for further development (subject to planning permissions). Tucked away within a highly desirable cul-de-sac in the popular village of Kingskerswell, the property enjoys a peaceful setting with attractive countryside outlooks.

The accommodation is accessed via a welcoming entrance hallway, which provides access to all principle rooms. To the front of the property is a bright and spacious living/dining room, filled with natural light from two large windows to the front and an additional window to the side, all of which offer views across the surrounding countryside. An open doorway leads through to a versatile additional space, ideal for use as a study or home office, featuring a further front-facing window and an internal door returning to the hallway. A convenient serving hatch connects the dining area with the kitchen.

The kitchen/breakfast room is accessed from the hallway and is fitted with a matching range of wall and base units. The breakfast area benefits from a rear-facing window, while an additional side window and door provides direct access to the rear garden.

From the hallway, there are three bedrooms, comprising two generous doubles and a single room. Both double bedrooms benefit from built-in storage. The principal bedroom enjoys particularly pleasant views to the front and is complemented by a spacious en-suite shower room, fitted with a low-level WC, pedestal wash hand basin with storage beneath, bidet, shower enclosure, and a separate dressing/vanity unit. The en-suite is naturally lit via a window and finished with inset spot lighting.

The hallway also provides access to a modern family bathroom. Additional benefits include a useful storage cupboard and access to an exceptionally spacious loft, which offers significant potential for conversion (subject to planning). The loft incorporates a Velux window to the rear and a door opening into a separate room with a side window, enjoying lovely views and lending itself to a variety of potential uses.

Front Of The Property

Driveway parking for multiple vehicles, mature shrubs and bushes, detached garage and pathway leading to the main entrance of the property.

Entrance Hallway

Doors to all principle rooms, airing cupboard, loft hatch and a wall mounted radiator.

Lounge

27' 11" x 10' 10" (8.51m x 3.30m)

Two double glazed windows to the front and one to the side of the property, feature stone fireplace with marble hearth, serving hatch to the kitchen and two wall mounted radiator. Archway into the study. Newly fitted carpets.

Study

8' 10" x 6' 10" (2.69m x 2.08m)

Double glazed window to the front and newly

fitted carpets.

Kitchen/Diner

23' 2" x 11' 5" (7.06m x 3.48m)

Double glazed window to the side of the property, wall and base units, electric hob with extractor over, integrated eye-level double oven, 2 and a half bowl stainless steel sink/drainer, plumbing for washing machine, space for fridge/freezer, boiler.

The dining area comprised a double glazed window to the rear, space for table and chairs and a wall mounted radiator. A stable style door leads to the rear garden where you will find a WC/utility room and a storage area.

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)

Double glazed window to the front of the property, ample built in storage, wall mounted radiator, newly fitted carpets, and an archway into the ensuite.

Ensuite

Velux window, corner shower cubicle, WC, bidet, vanity wash hand basin with storage beneath, fitted dressing table and two wall mounted heated towel rails.

Bedroom Two

11' 9" x 10' 10" (3.58m x 3.30m)

Double glazed window to the rear of the property, built-in storage, newly fitted carpet and a wall mounted radiator.

Bedroom Three

9' 6" x 7' 8" (2.90m x 2.34m)

Double glazed window to the rear of the property, newly fitted carpet and a wall mounted radiator.

Bathroom

Obscure double glazed window to the rear of the property, bath with mixer taps and shower attachment, WC, wash hand basin and a wall mounted heated towel rail.

Loft Room

41' 6" x 10' 4" (12.65m x 3.15m)

Extensive loft area with double glazed window and velux window, lights and power.

Rear Of The Property

The property occupies a beautifully presented and substantial plot (approx 0.5 acre), with gardens wrapping around the home.

To the front, gated access opens onto a pathway rising gently to the main entrance, bordered by flowerbeds and mature hedging. A tarmac driveway runs along the side of the property, providing ample off-road parking and leading to a detached garage fitted with a metal electric up-and-over door.

The side garden is deceptively spacious and must be viewed to be fully appreciated, offering privacy, versatility, and further development potential (subject to planning). This area includes a level lawn bordered by mature fruit trees and well-established flowerbeds.

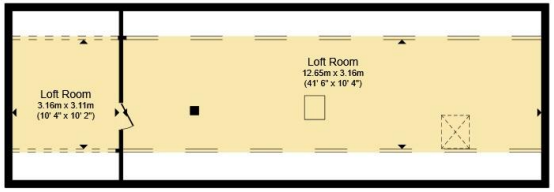
To the rear, the enclosed garden is laid mainly to lawn and features a wooden summer house and separate timber storage shed. A patio area with a pond provides a tranquil space to enjoy the surrounding countryside views. There is also a brick built external room, ideal for use as a home office or studio with power and lighting, alongside an external WC with storage and an additional workshop.

Garage

Detached garage with metal electric up and over door.

Ground Floor

Outbuilding



First Floor

Total floor area 174.3 m² (1,876 sq.ft.) approx

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Band: E

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