



**Ingletts Farm House,**  
**Holne, Newton Abbot, TQ13 7SP**

Established

**RENDELLS**

1816

# Inglett's Farm House,

Holne, Newton Abbot, TQ13 7SP

Price Guide £750,000

Inglett's Farm is a four bedroom detached farmhouse with an adjoining two bedroom ground floor flat. The house is a period farmhouse which also offers a large detached barn with adjoining garage and an extensive garden with country views. The house is in need of updating however offers great potential for a wonderful family home.

## Situation:

The property is located off a narrow country lane approximately half a mile to the west of the village of Holne. Holne is a pretty village located within the Dartmoor National Park and enjoys a number of local facilities including a popular village pub, Holne is located approximately 4 miles from Buckfastleigh and the A38 and 12 miles from Newton Abbot.

## Accommodation:

A part glazed front door leads into the: **Kitchen/breakfast room 15' 6" x 8' 3"**: The Kitchen is fitted with a stainless steel sink unit, base units, a solid fuel Rayburn stove, space for appliances and cooker. **Larder/Utility 7'11" x 6'**: A uPVC double glazed window to the rear.

**Living room 16'6" x 16'4"**: Dual aspect to the front, a stone open fireplace with mantel and hearth. Also the living room has exposed timbers and a door leading through to staircase rising to the first floor. The landing offers a glazed windows to the rear and doors to the four bedrooms and bathroom.

**Bedroom one/living room 18' 8" x 13' 4"**: Dual aspect to the front and side with uPVC double glazed windows. A fire place with tile surround.

**Bedroom two 17'1" x 11' 8" max**: Aspect to the front with a uPVC double glazed window.

**Bedroom three 12'6" x 11'10"**: Aspect to the front with a uPVC double glazed window.

**Bedroom four 14'9" x 12'11"**: Aspect to the front with a uPVC double glazed window.

**Bathroom 6'9" x 8'5" max**: Suite comprising of panelled bath, low level WC, hand wash basin and part tiled walls. There is also a built in airing cupboard with a hot water cylinder and a uPVC double glazed window. Loft Access.

**Annex** A self-contained ground floor flat offering an entrance hall, living room with fireplace, a modern fitted kitchen with utility and two bedrooms. There is also a bathroom with a panelled bath. Outside the annex also enjoys a lawned garden and views over surrounding countryside. (Currently the annex is tenanted and for a purchaser could provide a useful income).

**Outside:** The property offers a large detached barn **49'11 x 16'4** with an adjoining open fronted car port. The barn also offers scope for further development subject to the necessary planning permission.





**Garden:** The property is access via the adjoining country lane into a driveway providing parking for a number of cars. The garden which is mainly located to the rear of the house offers an attractive large lawned garden with country views and a stream meandering through it. Located to the left and behind the barn is a large enclosed area which provides an ideal spot for growing or perhaps a small orchard.

**Services:** Private water and drainage, mains electricity and solid fuel Rayburn.

**Local and Planning Authority:**

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX. Dartmoor National Park, Park, Bovey Tracey, TQ13 9JQ

**Council tax bands: TBC**

**Energy Performance Certificate: Ingletts Farm G - The flat E**

**Tenure:** The properties are freehold and the annex is listed on a separate title.

**Wayleaves, Rights & Easements:**

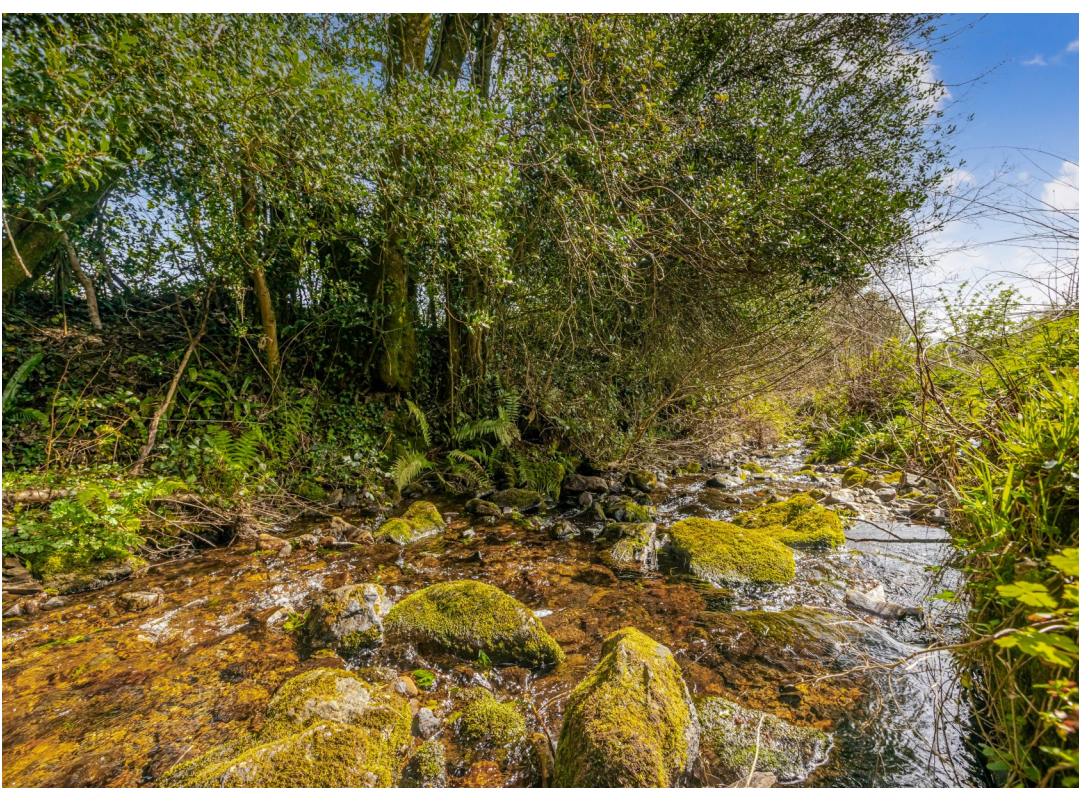
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

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



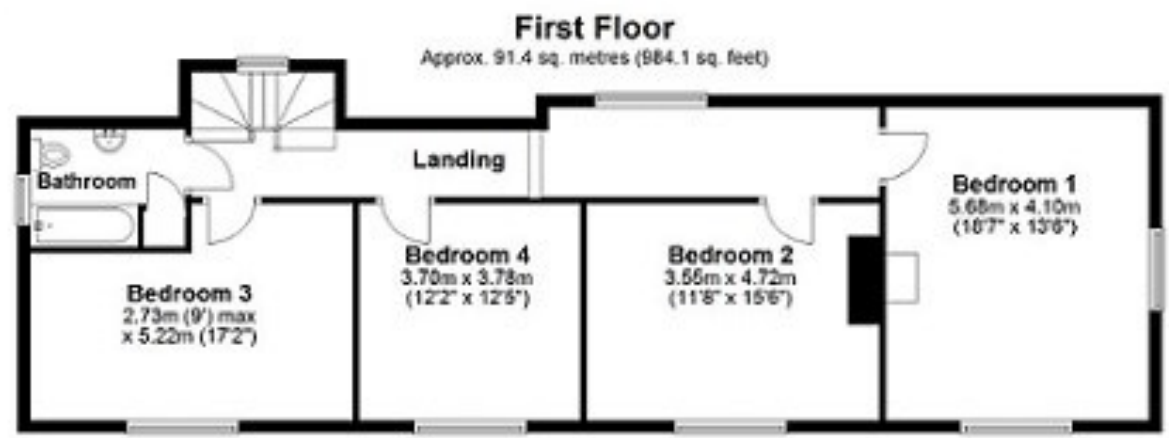
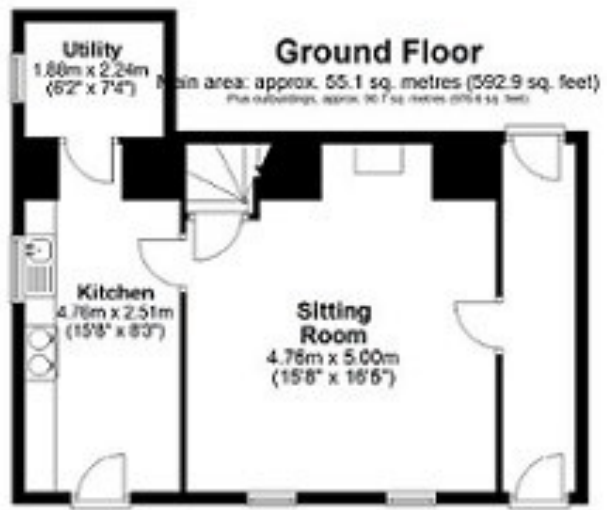
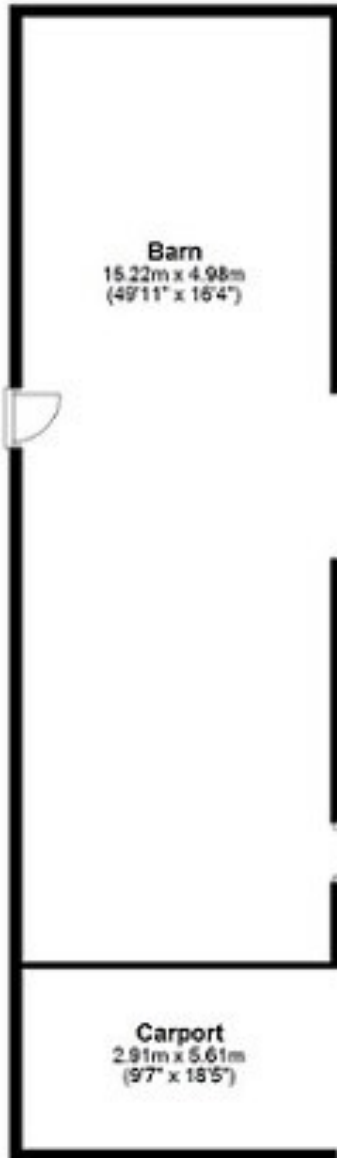
**Farm**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

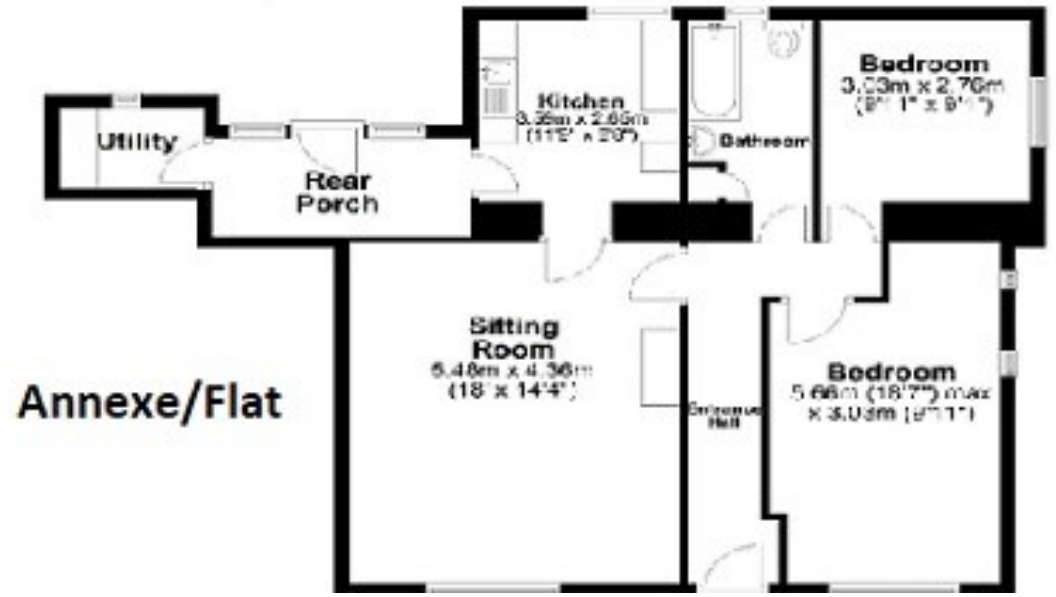
**Flat**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G	14 G	





Main area: Approx. 146.5 sq. metres (1577.0 sq. feet)  
Plus outbuildings, approx. 90.7 sq. metres (976.0 sq. feet)



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 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.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 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.

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