



Owls Corner



# Owls Corner

Teignrace, Newton Abbot, Devon, TQ12 6QP

Newton Abbot: 2 miles, Teignmouth (seafront): 7 miles, Exeter: 16 miles

An attractive and charming property located in the heart of a quaint South Devon village enjoying great accessibility while retaining an idyllic rural environment.

- Superb semi-rural lifestyle
- Superb local walks
- Ample reception space
- Offroad parking & garage
- Freehold
- 1730sqft of accommodation
- Tastefully presented
- 3 Double bedrooms
- Pretty cottage garden
- Council tax band: E

Guide Price £550,000

## SITUATION

The property is situated on the edge of the small hamlet of Teignrace, offering good access to both Newton Abbot and the A38. Teignrace sits in quiet countryside with easy access to the large conurbations of Bovey Tracey and Newton Abbot and communications via the A38 Devon Expressway. On the edge of the Hamlet is the renowned Stover private school, this co-educational independent day and boarding school is just 2.5 miles from the property. In addition to this, the River Teign and Stover Country Park are within close proximity and the village has a strong and active community, offering the best of Devon country lifestyle.

The larger towns of Newton Abbot, Exeter and Torquay are all easily accessible with Newton Abbot having a mainline railway station in the town providing speedy access to London Paddington, together with a comprehensive range of shopping, recreational facilities, primary and secondary schools.

## DESCRIPTION

Owls Corner is a charming 3-bedroom stone cottage situated in the heart of the village, blending rustic character with modern comfort. This lovely home features cosy living spaces and a picturesque cottage garden, perfect for outdoor relaxation. A perfect retreat for those seeking a peaceful village lifestyle with all amenities close by.



## ACCOMMODATION

This charming home blends traditional character with modern amenities. The entrance hall, featuring re-engineered oak flooring, provides access to the spacious sitting room with a stone fireplace, gas flame stove, and windows on both the front and side. The adjacent dining room, with French windows and an additional garden-facing window, continues the oak flooring and includes wall light points and inset spotlights.

The dining room leads to a well-equipped kitchen/breakfast room, which offers solid oak units, a 5-ring gas cooker with a stainless steel extractor hood, integrated appliances, and a stable door to the garden. Tiled flooring, a cupboard with space for a washing machine and dryer, and an oil-fired boiler complete the kitchen. The ground-floor cloakroom is fully tiled and includes a WC, wash hand basin, and ample storage space.

Upstairs, the first floor features three double bedrooms. The master bedroom is particularly spacious, with fitted wardrobes, a vaulted ceiling, and Velux windows with solar-powered blinds. The second bedroom also has fitted wardrobes and exposed beams. The third bedroom/study overlooks the garden. The fully tiled family bathroom includes a large shower wet-room and provides access to a boarded loft for extra storage.

## OUTSIDE

The cottage garden is a delightful retreat, filled with a diverse range of planting offering vibrant colours through the season. A charming summer house offers a peaceful space to enjoy the village serenity, while the patio area provides an ideal spot for outdoor seating or dining while the garden also features a well-maintained lawn.

Either side of the house the property enjoys a right of way servicing access. On one side, the gravel drive leads to a garage offers useful storage space which can be accessed via a pedestrian door from the garden, while there is a right to park one car on the gravel driveway owned by a neighbouring property to the other side of the property.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating. Ofcom advises that superfast broadband is available to the property, while mobile coverage from some major providers is limited.

## 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).

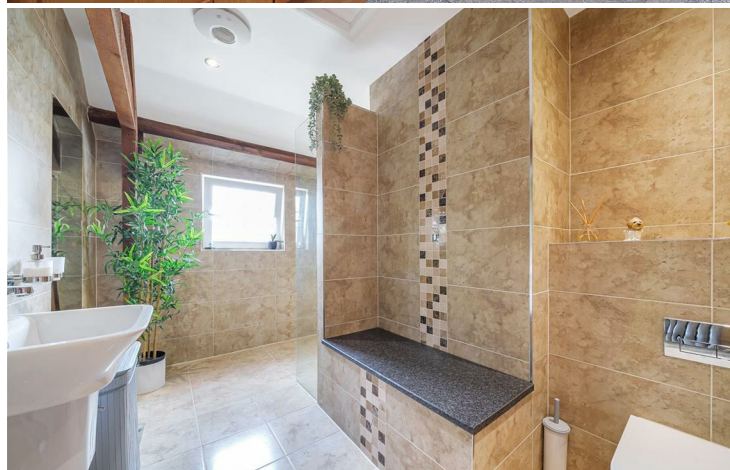
## VIEWINGS

Strictly by appointment through the agents.

## DIRECTIONS

From Newton Abbot proceed on Exeter Road out of the town and while passing the Eden car garage take the slight right signposted to Kingsteignton, continuing for a third of a mile before turning left at Teignbridge Gate Cross signposted to Teigngrace. Follow the road up the hill continue for three quarters of a mile, passing twelve oaks campsite and into the village of Teigngrace, after the 90° right hand turn proceed past the church where the property can be found immediately in front of you on the left hand bend.

What3Words: [///additives.legs.upwardly](https://www.what3words.com/@@@additives.legs.upwardly)



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1730 sq ft / 160.7 sq m  
 Garage = 184 sq ft / 17.1 sq m  
 Summer House = 39 sq ft / 3.6 sq m  
 Total = 1953 sq ft / 181.4 sq m

For identification only - Not to scale

**Garage**  
5.41 x 3.18m  
17'9 x 10'5

**Summer House**

**First Floor**

**Ground Floor**

**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Stags. REF: 1163138