



MANOR FARMHOUSE

Lower Netherton, near Newton Abbot, Devon



## CHARMING AND SPACIOUS LISTED DEVON FARMHOUSE

With extensive landscaped gardens in a rural setting close to the River Teign Estuary.

### Summary of accommodation

**Ground Floor:** Entrance and inner halls | Cloakroom | Sitting room | Dining room | Snug  
Study | Conservatory | Store room | Kitchen/breakfast room | Utility room

**First Floor:** Six bedrooms | Bathroom | Two shower rooms

**Outbuildings:** Parking | Garage/workshop and garden store | Extensive landscaped gardens

**Distances:** Newton Abbot 1.5 miles, Teignmouth 4.5 miles, Torquay Seafront 8 miles, Exeter 19 miles  
(All distances and times are approximate)

Guide price: £850,000

## SITUATION

Manor Farmhouse is situated amidst the rolling South Devon countryside, just inland from the southern banks of the beautiful River Teign Estuary, within Lower Netherton, close to the small picturesque hamlet of Netherton, to the east of Newton Abbot.

About 0.7 miles to the east is the popular village of Combeinteignhead, known for its pretty thatched cottages and houses and with village hall and The Wild Goose Inn, as well as the waterside pub and restaurant, Coombe Cellars, 1.2 miles away, with its gorgeous River Teign setting and where there is also a dingy club, as well as being a popular location for windsurfing, water skiing etc.

The slightly larger village of Stokeinteignhead is about 2 miles away, beyond Combeinteignhead, and has a primary school, community shop and nearby farm shop. Newton Abbot Railway Station is about 1.5 miles away, with direct trains to London, Edinburgh and Penzance, as well as local connections.





Either side of the mouth of the Teign Estuary are the lovely, unspoilt, village of Shaldon with beach, village green, shops, pubs and thriving community and, on the opposite side, the seaside town of Teignmouth with its promenade and beaches.

Within very easy reach, to the west, is Newton Abbot, providing a full range of local amenities including supermarkets, shops, restaurants, cafés, leisure centre and hospital.

The beautiful River Teign Estuary is known for its abundance of wildlife and provides many opportunities for sailing, fishing and a variety of water sports, as well as some delightful estuary and coastal walking. Nearby is the seaside resort of Torquay on the 'English Riviera', known for its seafront, harbour, marina, beaches and mild microclimate and providing an excellent selection of restaurants, pubs, cafes etc., as well as theatres, cinemas and music and seafood festivals.



Local secondary schools include those in Teignmouth and Newton Abbot, as well as Torquay Grammar School for Boys and Girls, and Churston Grammar School. There are private schools at Stover, near Newton Abbot and in Exeter.

There are golf courses in the area at Teignmouth, Stover and Dainton Park.

Further to the south is the stunning South Devon coast with its estuaries, beaches, coves and rocky cliffs and such well known coastal and sailing towns as Brixham, Dartmouth and Salcombe. To the west is Dartmoor National Park, renowned for its spectacular scenery and providing excellent opportunities for walking, cycling, riding, fishing etc.

In Newton Abbot there is a station with mainline connections to London (Paddington) via Exeter. There is quick access onto the A380 at Newton Abbot, leading to the A38 and M5 motorway at Exeter. At Exeter there is an airport with flights to both domestic and international destinations.

## THE PROPERTY

Manor Farmhouse is situated beside a lane leading to the neighbouring farm, off a quiet country road, within a tiny hamlet surrounded by rolling farmland and about half a mile from the banks of the River Teign Estuary.

The house is a traditional thatched Devon farmhouse of considerable character, Listed as being of architectural or historical interest, Grade II, and stated as being probably 17th century in origin, 'probably originally a three room and through passage arrangement'.

Off the through passage entrance hall is the sitting room with fireplace with woodburner and the kitchen/breakfast room with exposed ceiling timbers, fitted kitchen and four oven AGA. At the other end of the house, off the inner hall with fireplace with woodburner, are the dining room with exposed ceiling timbers, the snug with exposed beams, ceiling timbers and wooden screen, and the study.



There are two separate staircases to the first floor, one rising to a landing accessing three bedrooms and a bathroom, and the other to the rear landing with access to three further bedrooms, bathroom and shower room.

From the lane the entrance driveway leads into a broad parking and turning area, beside which is the detached garage building comprising garaging, workshop and garden store, with solar panels on the roof. To the front and side of the house are extensive, beautifully maintained, landscaped gardens on various levels. There are paved terrace areas, steps up to a raised decked terrace, lawned areas with mature ornamental trees, shrubs and plant borders, vegetable and fruit gardens, a log store and greenhouse.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area  
354.3 sq m / 3,814 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage. Oil fired heating. Solar panels.

**Local Authority:** Teignbridge District Council - 01626 361101

**Council Tax:** Band F

**EPC:** D

**Directions:** TQ12 4RL

**Mark Proctor**

01392 423111

mark.proctor@knightfrank.com

**Knight Frank Exeter**

19 Southernhay East, Exeter

EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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