



Combeinteignhead

2x 1x

ENERGY
RATING
F21

- Video Walk-through Available
- Detached Cottage
- Brimming with Character
- Charming Gardens
- 2 Double Bedrooms
- Sought-After Village Location
- 2 Reception Rooms
- Grade II Listed
- Countryside Outlook
- Rare Opportunity

Guide Price:
£325,000
FREEHOLD

Cayzers, Combeinteignhead, Newton Abbot, TQ12 4RG



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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Discover this charming Grade II listed detached cottage nestled in the picturesque village of Combeinteignhead. This delightful period property, boasting two double bedrooms and rural views, offers a unique opportunity to own a piece of history.

Combeinteignhead is a quintessential Devon village, offering a tranquil lifestyle amidst beautiful rural scenery. Enjoy the charm of village life with convenient access to nearby towns and amenities. The property benefits from mains electricity and water supply, alongside FTTC broadband connectivity.

The Accommodation:

The ground floor welcomes you with a practical entrance porch, leading into a well-proportioned dining room that enjoys pleasant views of the front garden. Adjacent to the dining room is a conveniently located bathroom, complete with a bath, separate shower cubicle, and storage. Further exploration reveals a spacious living room, featuring a magnificent Inglenook fireplace – perfect for cosy evenings. Dual-aspect windows provide lovely views to the rear, while exposed ceiling beams enhance the cottage's inherent character. A hallway from the living room leads to a separate WC and into the kitchen, located within a 1970s rear extension. The kitchen provides ample worktop and storage space, ready for an electric oven and hob, and includes a traditional Rayburn oven, adding a rustic touch. Ascending to the first floor, you'll find two generously sized double bedrooms, each benefiting from dual-aspect views and built-in storage. The bedrooms are thoughtfully separated by the staircase landing, ensuring a sense of privacy. While the cottage would benefit from some light cosmetic updating, recent renewal of the thatched roof ridge provides reassurance.

Gardens:

Outside, a pathway from the roadside leads to the front garden, presenting a concrete area adorned with mature flowers and shrubs, along with space for a shed. An archway guides you to the rear of the property, where a lean-to store and a level courtyard garden await. The rear garden offers direct kitchen access and superb views across the surrounding countryside, complemented by a potting shed and garden shed.

Directions:

From the A380 Penn Inn roundabout take the exit sign posted Combeinteignhead. Continue up the Shaldon Road for approximately 2 miles and you will enter the village of Combeinteignhead. Pass the village hall and car park on your left hand side and the property can be found on the left.



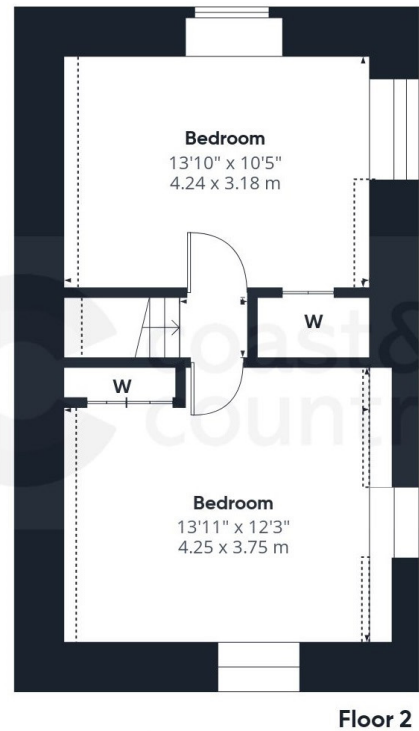
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

This property is grade II listed.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.