



KATES MEADOW

Dacombe, Devon, TQ12 4ST



A CHARMING AND BEAUTIFULLY PRESENTED DETACHED HOME ON THE EDGE OF A SMALL VILLAGE, WITH LOVELY GARDENS, PASTURE PADDOCK, POND AND USEFUL LARGE OUTBUILDING

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Kitchen/dining room | Sitting room | Utility room | Study/bedroom
Further bedroom and bathroom | Open garden room/dining area

First Floor: Bedroom with balcony | Further bedroom | Bathroom

Outside: Outbuilding with garaging, workshop and stables | Terraces and gardens | Swimming pool | Paddock and pond

In all about 2.30 acres

Distances: Torquay 0.5 miles, Newton Abbot 3.5 miles, Teignmouth 6.5 miles, Totnes 9 miles, Exeter 20 miles
(All distances are approximate)

SITUATION

Kates Meadow is located on the edge of the small, pretty village of Dacombe, situated in a beautiful valley amidst the rolling South Devon countryside, between Newton Abbot and Torquay. Less than a mile away is The Linny pub and restaurant at Coffinswell.

Nearby, to the south, is the seaside town of Torquay on the 'English Riviera', a popular tourist destination since the Victorian times, with its classic architecture and famous pier blending with contemporary and providing an extensive selection of shops, supermarkets, pubs, cafes, restaurants, hospital, theatres and cinemas, as well as arts events including music festivals, open air cinema, outdoor theatre, Agatha Christie Festival and Seafood Festival. With its sandy beaches and harbour there are many opportunities for sailing and other water sports and Torquay Golf Club is about two miles from the property. Schools include Torquay Girls' and Boys' Grammar Schools. Torbay hospital is approximately 7 minutes away.

Torbay has over ten miles of coastline combining Torquay, Paignton and Brixham featuring beaches, harbours, rocky cliffs and hidden coves.

To the north is the beautiful River Teign Estuary, with its abundant birdlife, with the picturesque village of Shaldon and seaside town of Teignmouth either side of its mouth. Nearby Newton Abbot also provides a full selection of facilities. Despite this proximity, there is a unique rural aspect to the property.

To the south is lovely Totnes, the stunning River Dart Estuary and the South Hams area of South Devon, with its spectacular coastline and famous coastal towns with their sailing facilities, Dartmouth and Salcombe. To the west is the Dartmoor National Park, renowned for its fabulous scenery.

There is easy access to the university and cathedral city of Exeter, the M5 motorway and Exeter airport via the A380 and A30. In Newton Abbot there is a station with mainline, frequent and direct travel to London (Paddington).



THE PROPERTY

Situated beside a quiet country lane, Kates Meadow is a detached, partly single storey and partly two storey, immaculately presented and stylishly designed modern home of considerable character and charm, developed in 2004 from a small barn and outbuildings. Features include exposed oak flooring and green oak timbers and French doors out to the terrace and gardens from all the downstairs rooms. The beautiful gardens with swimming pool adjoining the extensive pasture paddock with large wildlife pond are a particular feature of the property.

Off the entrance hall is the kitchen/dining room with fitted kitchen and brick fireplace with woodburner and a door through to the sitting room with exposed brick chimney breast and fireplace with woodburner. An inner hall gives access to the study/bedroom, shower room and other ground floor bedroom and, on the first floor, are two more bedrooms, one with French doors out to a delightful balcony overlooking the gardens, grounds and valley, plus a family bathroom.





Another special feature of the house is the gorgeous and atmospheric full height, partly open, garden room/dining area with paved flooring, glazing around two sides and exposed oak frame and roof timbers.

This room opens to a broad stone paved terrace and attractive lawned area fringed by a profusion of ornamental plants, shrubs and trees on the south side of the house. Steps and a path lead down to the heated swimming pool, surrounded by further paved terracing and a timber summerhouse and pool room, beyond, is a further level, lawned, garden area, beside which is an enclosed vegetable garden.

A post and rail fence separates the gardens from the large, level, pasture paddock, dotted with ornamental trees, and at the far end of which is a delightful wildlife pond encouraging water loving plants and attracting wild flora and fauna.

To the side of the house and gardens the entrance drive leads into a large parking and turning area with space for multiple vehicles and beside which is the substantial outbuilding comprising garaging, workshop, two loose boxes and tack room.





There is current planning permission for a green oak conservatory, more details can be found on Teignbridge District Council website, reference 25/00529/HOU.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired heating (Heat pump for pool).

Local Authority: Teignbridge District Council: 01626 361101

EPC: D

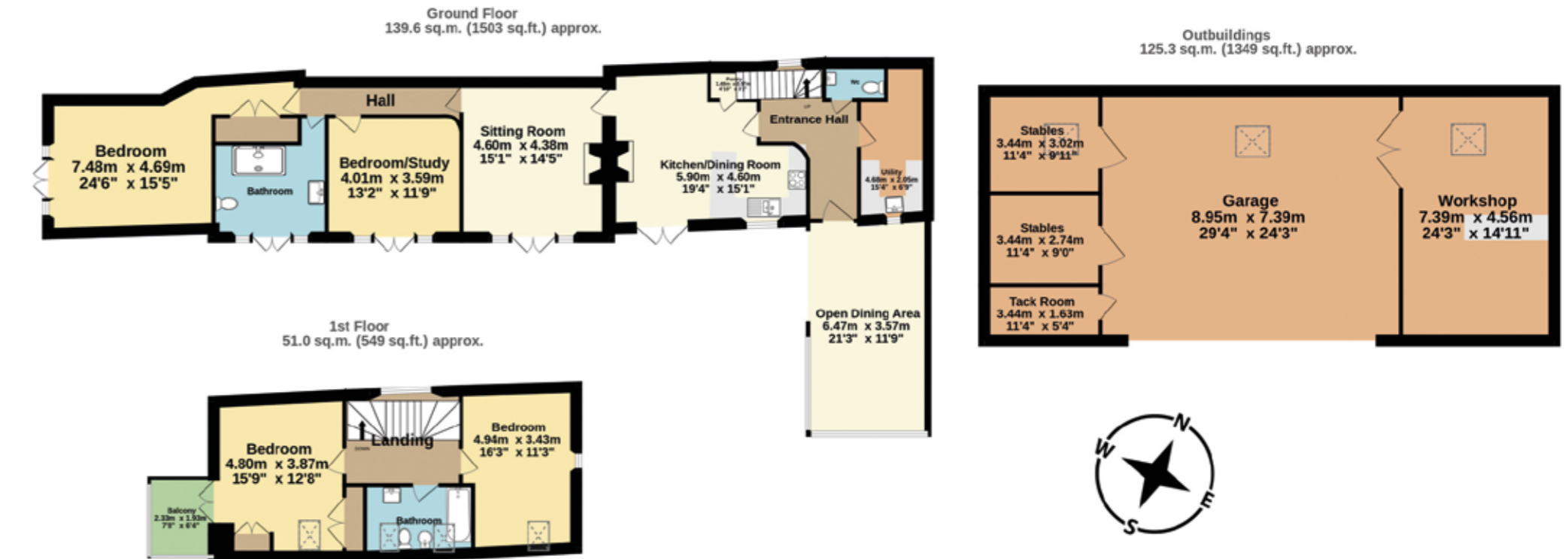
Council Tax: Band F

Directions: TQ12 4ST

From Newton Abbot head towards the village of Dacombe passing through Coffinswell on your way. Kates Meadow is on the right handside shortly after entering Dacombe.



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



Approximate Gross Internal Area
316.0 sq.m. (3401 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.

I would be delighted
to tell you more.

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