



Marystowe







# Marystowe Priory Road

Abbotskerswell, Newton Abbot, , TQ12 5PP

Newton Abbot 2.5 miles Totnes 7.7 miles Exeter 19 miles

A superb detached 4 bed substantial family home with a detached 1 bed letting cottage on the edge of a sought after village.

- Beautifully presented and renovated to a very high standard
- Three further reception rooms and garden room
- Three further bedrooms, two ensuite
- Well landscaped gardens
- Council tax band: G & A
- Superb kitchen/breakfast room
- Master ensuite with dressing room
- No chain
- Former successful letting cottage
- Freehold

Offers In Excess Of £825,000

## Stags Totnes

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## SITUATION

The property is located on the edge of this popular, well served village; an abundance of period features which contrast & complement more modern comforts. The enclosed gardens enjoy excellent seclusion and are ideal for children & pets. Generous parking. Abbotskerswell benefits from a strong community atmosphere, having a lively Emporium and Coffee House, a General Store catering for most day-to-day needs, a highly regarded primary school and many sporting activities, including cricket, football, bowls, etc. Each September, the village hosts Abbfest - the Abbotskerswell Food & Beer Festival, with appearances by many celebrated breweries, purveyors and professional chefs. Approximately 1 mile away is the A381/Totnes Road, providing speedy access to the medieval town of Totnes and the bustling market town of Newton Abbot - with its comprehensive shopping and schooling facilities. Newton Abbot boasts a main line railway station and there are plenty of golf courses within the area. The A380 is a short drive providing speedy access to Exeter City centre.

## DESCRIPTION

Marystowe is a four bedroom unlisted Victorian house situated in the centre of its large plot, in an elevated position commanding beautiful views of the surrounding countryside. Built in 1873, the property has been recently completely modernised and extended to a very high standard and now perfectly blends modern style and convenience with Victorian charm. The accommodation is arranged over two floors and retains many original features, including high ceilings, internal doors and stained glass. The double storey extension features vaulted ceilings and makes the most of their southerly aspect with bespoke windows, most noticeable in the master suite. The separate one bedroom annexe, with its own garden, has been beautifully converted with reclaimed oak beams and feature stonework

## ACCOMMODATION

Double front doors opening into the porch with Victorian style tiles. Original glazed door into entrance hall and stairs with period banister rising to first floor. Understairs cupboards and pendant light. Sitting room with large bay window with window seat and central ceiling light. Large shelved cupboard originally used to store dinner service. Living room with limestone fireplace surround with multi-fuel burner. Stained glass door and window leading into the garden room with stone built extension, skylights, aluminium windows and double doors opening onto the garden.

Dining room with sash window and storage cupboards. Modern kitchen/breakfast room high gloss handle-less cupboards, quartz worktops, island and integrated Siemens appliances. Bifold doors create a seamless connection to the outside and local slate patio - perfect for enjoying the evening sun. Boot room with built-in cupboards and boiler for oil-fired central heating. Tiled floor. Utility room with built-in cupboards, space for washing machine, tumble dryer and fridge freezer and tiled floor and Belfast sink. WC modern refurbishment of original gardener's toilet.





The first floor landing provides access to the main bedroom with vaulted ceiling. Striking feature window with bespoke fitted shutters. En-suite shower room and separate dressing room. Bedrooms 2 and 3, both with en-suite shower rooms. Built-in cupboards and countryside views. Bedroom 4, again with countryside views. Family bathroom which is fully tiled and has a free standing bath and separate shower.

#### **GARDEN**

The mature and level gardens wrap around the property, providing many areas to sit out and enjoy the views. There is a large patio area which is readily accessible from the kitchen/breakfast room. The private gravelled drive allows parking for numerous vehicles.

#### **RAMBLERS NEST**

Superbly converted with vaulted ceilings highlighted by reclaimed oak beams and lintels. Double bedroom, shower room and open plan kitchen living space with Karndean oak flooring throughout. The kitchen boasts a Belfast sink, integrated appliances and oak worktops. Feature stonework in the walls. Private garden with direct access to the countryside. Currently rented as holiday accommodation. EPC Band Rating for Ramblers Rest is E.

#### **SERVICES**

Oil fired central heating, mains electricity, septic tank. LPG to Ramblers Rest. Offcom advises that ultrafast broadband and good indoor and outdoor mobile coverage is available.

#### **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).

#### **VIEWING**

Strictly by prior appointment with Stags Totnes property office on 01803 865454

#### **DIRECTIONS**

From Totnes, take the A381 towards Newton Abbot. On approaching Abbotskerswell, turn right into the village, proceed to the centre of the village stores, turn left and follow up the hill. On the edge of the village, turn into Priory Road. Follow this road and immediately opposite The Priory (now houses and apartments for the over 50's) is the entrance to Marystowe.



**Approximate Gross Internal Area 2653 sq ft - 246 sq m**

Ground Floor Area 1314 sq ft – 122 sq m

First Floor Area 937 sq ft – 87 sq m

Annex/Studio Area 402 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



