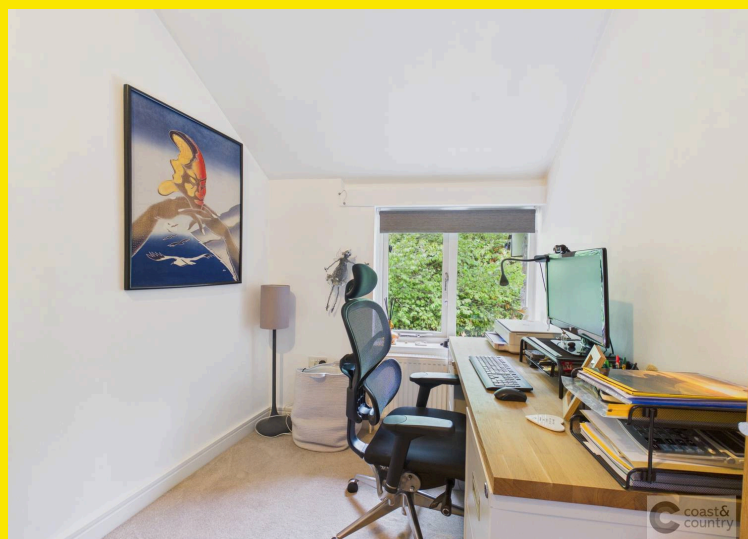
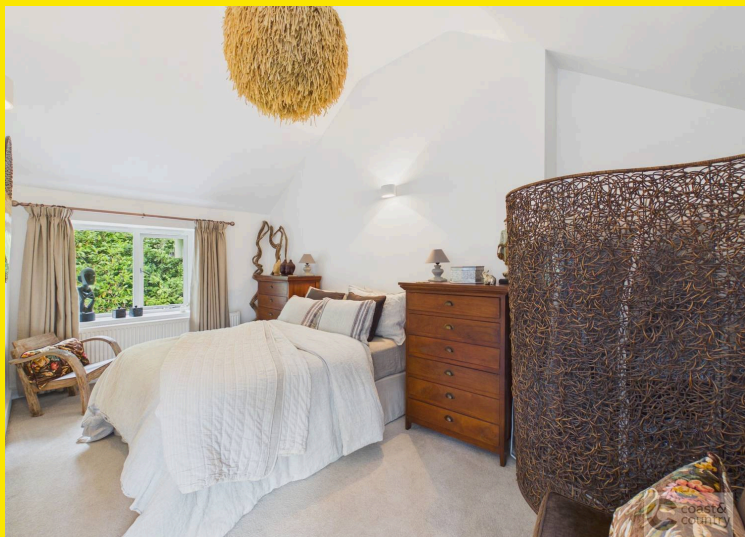




Keepers Cottage, Sampsons Farm

Guide £480,000 Freehold

Virtual Walk-Through Available • Beautiful Barn Conversion • Semi Rural Location • 3 Bedrooms – Principal With Balcony • Lounge With Wood Burner • Farmhouse Style Kitchen/Dining Room • Bathroom & Shower Room • Large Level Garden • Five Bar Gate & Driveway Parking • Charming & Characterful Accommodation





Nestled in a picturesque semi-rural setting, this beautiful three-bedroom barn conversion offers a rare blend of rustic charm and contemporary comfort. Showcasing a wealth of character features throughout boasting vaulted ceilings, exposed stonework and an individual split-level layout the property provides spacious and versatile accommodation, ideal for families or those seeking a peaceful countryside retreat.

The quiet hamlet of Preston is located in a semi-rural location with only a few houses and a working farm and enjoys lovely River and countryside walks but within easy reach of Kingsteignton and Newton Abbot, both of which have a wide range of amenities. The larger market town of Newton Abbot which is located between the Dartmoor National Park and the bays and beaches of the South Devon coast, offers a wide range of everyday amenities including supermarkets, a bustling shopping centre with a range of shops, restaurants, weekly markets, cafes and pubs. It also offers a mainline railway station (direct service to London Paddington commuter train 2.5hrs) and convenient road links via the A380 dual carriageway linking to the M5 at Exeter. The cathedral city of Exeter is 15 miles away, it has excellent communication links to London, Cornwall and the Midlands, including two main line train stations and an international airport.

Accommodation

The inviting lounge is centred around a feature wood burner, creating a warm and welcoming atmosphere. There is a good sized rear porch off the lounge, providing access to the garden and brick paved driveway and useful for storing boots and logs, while the spacious, farmhouse style kitchen and dining room is perfect for both everyday living and entertaining. Completing the ground floor is a contemporary shower room and a practical utility room with side door, providing an additional entry point from the private residents' driveway. Upstairs there are three generously sized bedrooms, including a principal suite with its own private balcony, offering tranquil views over the fields of Teigngrace and distant views towards Haytor and a unique space to unwind. The property further benefits from a bright main bathroom with Velux style window on this level, ensuring practicality for modern lifestyles. A virtual walk-through is available for prospective buyers to appreciate the full appeal and quality of this delightful home.

Garden

The large level garden is a particular feature providing ample spaces for families to enjoy along with a large wooden pergola, perfect for entertaining family and friends.

Parking

The approach is enhanced by a five-bar gate and a brick paved driveway towards the rear of the property, providing ample parking.

Agent's notes

Council Tax: Currently Band D

Tenure: Freehold

Service Charge Currently: Approximately £536 per annum.

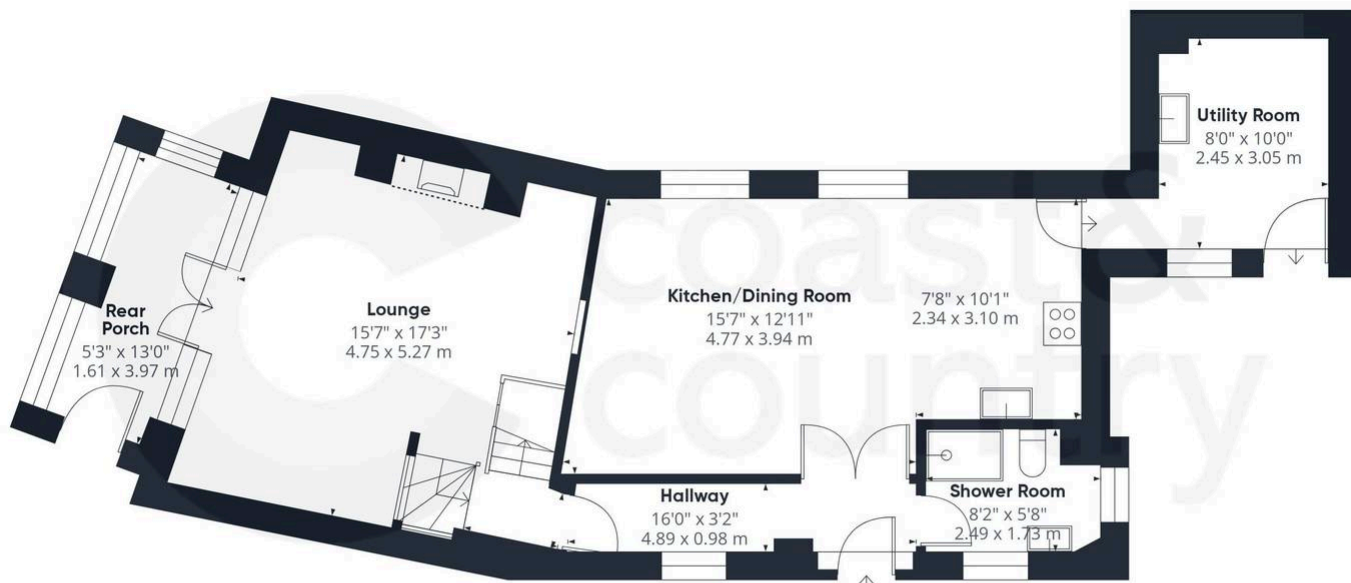
Review Period: Annually

Mains water. Mains gas. Mains electricity. Private drainage via a shared package treatment plant, understood to be located on neighbouring land and discharging to a nearby watercourse.

The five properties within Sampson's Farm are jointly responsible for the maintenance of the private driveway and the water treatment plant.

Please note the adjacent planning, numbered - 17/00804/MAJ

EPC Energy Efficiency Rating: D



Ground Floor

Approximate total area⁽¹⁾

1393 ft²
129.5 m²

Balconies and terraces

115 ft²
10.7 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

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.