



Marystowe Priory Road, Abbotskerswell, Newton Abbot, TQ12 5PP

A superb 4 bedroom substantial family home with a detached one bedroom annexe, landscaped garden and idyllic rural views, located on the edge of a sought after village. The property is available either part furnished or unfurnished. EPC Band: E. Deposit: £2,884.00. Tenant fees apply.

Newton Abbot 2.5 | miles Totnes 7.7 miles | Exeter 19 miles

• Beautifully Presented & Renovated To A Very High Standard • Superb Kitchen/Breakfast Room • Three Further Reception Rooms & A Garden Room • Master Ensuite With A Dressing Room • Three Further Bedrooms, Two Ensuites • The Main House is Available Part Furnished or Unfurnished • Separate Furnished Annexe • Deposit: £2,884.00 • Council Tax Band: G & Band: A for the Annexe • Tenant Fees Applied

£2,500 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

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 recently been 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 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 a 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 a 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.

Annexe

Superbly converted with vaulted ceilings highlighted by reclaimed oak beams and lintels. One double bedroom, with a shower room and an 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. EPC Band Rating for Ramblers Rest is E.

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 and a large shed and wood store provide opportunity for extra storage.

SERVICES

Marystowe:

Mains electric & water. Heating - Oil fired central heating. Drainage is via a septic tank. Council Tax Band: G

Annexe:

Mains electric & water. Heating - LPG Gas bottles. Drainage is via a septic tank. Council Tax Band: A

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps. Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

AGENT NOTE

The Annexe at Marystowe has a separate Council Tax Band, which is A and has an EPC rating of E (40/98).

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

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.

What3Words: names.pages.trips

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £2,500.00 pcm exclusive of all charges. DEPOSIT: £2,884.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026. The legislation introduced many reforms affecting how tenancies are conducted. This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



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. Tenants 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(93-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC