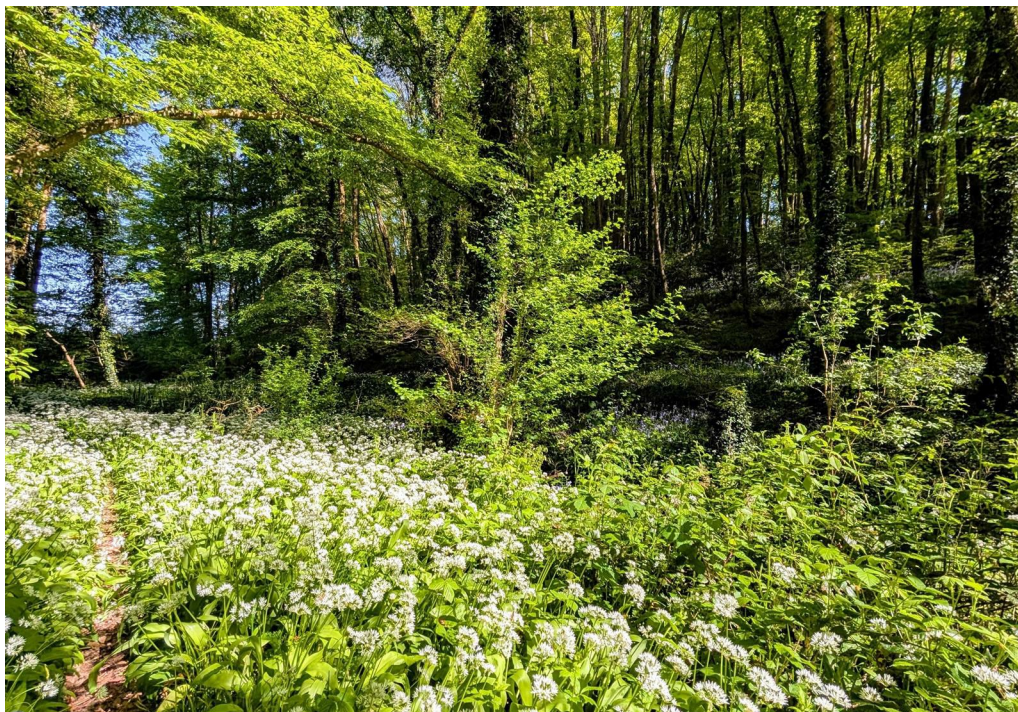
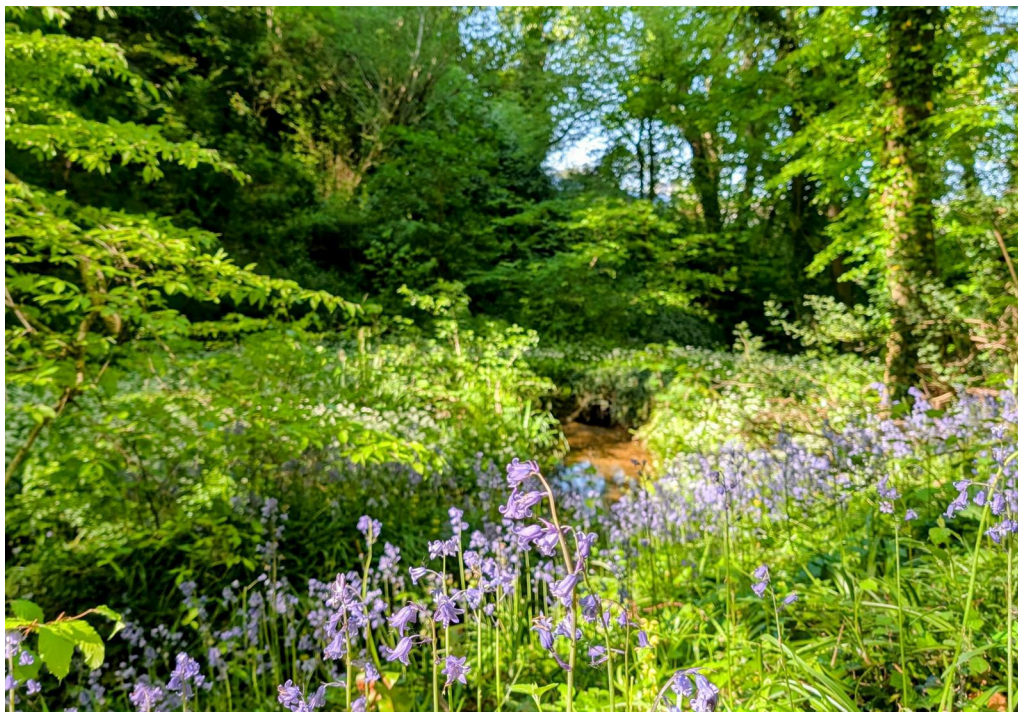




Ladywell







Ladywell Slade lane

Abbotskerswell, Newton Abbot, , TQ12 5PE

A380 (Kingskerswell): 1.5 miles, Maidencombe Beach: 5.5 miles, Totnes: 7.5 miles.

A most impressive, tastefully modernised former lodge house, situated on the edge of a village, set within a tranquil and picturesque ancient woodland.

- Beautiful stone cottage
- Sympathetically renovated
- Close to village amenities
- Income potential
- Freehold
- Impressive accommodation
- Idyllic sylvan setting
- Range of outbuildings
- Total of 5.84 acres
- Council tax band: E

Guide Price £795,000

Stags Totnes

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

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SITUATION

Abbotskerswell benefits from a strong community atmosphere, having a highly regarded preschool and primary school with a Good OFSTED rating. There is a general store and Post Office catering for most day-to-day needs and a popular coffee & crafts shop. The thatched village pub adjoins the beautiful village church. Abbotskerswell benefits from a park and tennis courts. There is also a village cricket ground with both junior and senior teams. Other activities in the village include the twinning association, yoga and netball.

The village is accessed off the A381/Totnes Road, providing easy 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. Torbay and Teignmouth are nearby, offering easy access to the coast and water activities.

DESCRIPTION

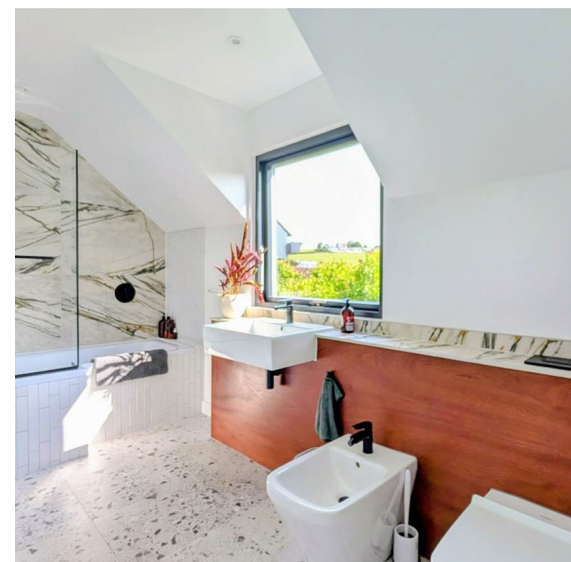
Ladywell is a beautifully presented former Lodge House, originally built in 1865 as part of The Grange. Recently updated to a high standard, the property blends elegant modern finishes with period character, creating a home that is both stylish and true to its heritage. Distinctive architectural details, including its striking Victorian chimney stack, lend a timeless quality, while the thoughtfully arranged accommodation offers comfort, charm, and potential for future enlargement, subject to the necessary consents. The house is set within grounds that include a remarkable stretch of award-winning ancient woodland, the property enjoys a rich and irreplaceable natural habitat, complete with a clean running stream, diverse wildlife, and beautifully maintained pathways for year-round enjoyment.

ACCOMMODATION

A welcoming entrance hall sets the tone for the property, featuring a beautiful bespoke staircase commissioned by the current owners. The principal reception space is arranged as an open-plan sitting and dining room, divided by a striking double-sided fireplace that creates a warm focal point for both areas. Large windows flood the room with natural light and offer pleasant views over the gardens, while the layout lends itself equally to family living and entertaining.

To the rear of the house, the kitchen features an attractive range of units and worksurfaces, offering ample space for culinary preparation. Adjoining the kitchen is a utility room with access to the outside, and from here a beautifully designed shower room provides an additional touch of convenience.

The first floor is home to a generous principal bedroom with built-in storage and lovely outlooks across the grounds. Two further bedrooms offer excellent versatility, ideal for family, guests, or home working. A well-appointed family bathroom completes the accommodation, blending style with functionality.





FORMAL GARDEN

The property is complemented by beautifully landscaped formal gardens, thoughtfully designed to provide both year-round interest and a tranquil setting. Ample lawns are interspersed with mature shrubs and specimen trees, creating structure and colour throughout the seasons. A charming stream meanders through the garden, adding movement and a soothing backdrop to the outdoor spaces. Seating areas are carefully positioned to take advantage of the peaceful atmosphere, making the gardens as inviting for quiet relaxation as they are for entertaining.

ANCIENT WOODLAND

A particular highlight of Ladywell is its exceptional ancient woodland, winner of the Bellamy Conservation Award in recognition of its outstanding ecological quality and management. Home to a rich mix of native trees including oak, yew, lime, hornbeam, beech, and holly, alongside seasonal carpets of bluebells, ferns, and wild garlic while offering irreplaceable habitat for deer, badgers, rare bats, and birdlife. Meandering paths lead through this private retreat, that could be compared to a nature reserve, where a constant running stream and thoughtfully created seating areas with firepits and hammocks make the woodland as inviting for recreation, as it is valuable for conservation. The land also features a steel storage unit and carport, plus a newly planted orchard, all within a protected Tree Preservation Order. In total, the plot extends to 5.89 acres.

OUTBUILDINGS

The property is complemented by a range of outbuildings, including a detached summer house that is utilised as a gym, as well as a separate garden lodge. The lodge has offered space for an AirBnB by the current vendors, which benefits from an adjoining sauna. A substantial storage building with an adjoining carport provides secure parking and extensive storage capacity, further enhancing the property's practicality.

SERVICES

Mains water, drainage, electricity and gas. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is available to the property.

LOCAL AUTHORITY

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

DIRECTIONS

Approaching Abbotskerswell off the A381, turn into the village and proceed over the mini roundabout towards Kingskerswell. Drive through the village and before the former Butchers Arms pub, turn right into Slade Lane. Continue over the shared private track which, you will see Ladywell on the right hand side after approximately 100 yds, via a pair of wrought iron gates.

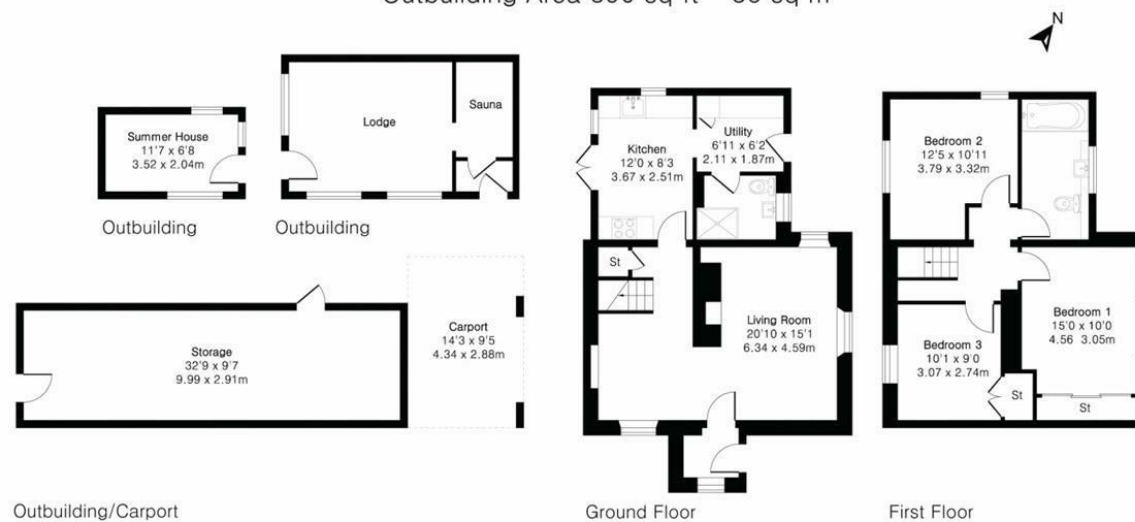
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**Approximate Gross Internal Area 1077 sq ft - 100 sq m
(Excluding Outbuilding)**

Ground Floor Area 542 sq ft - 50 sq m

First Floor Area 535 sq ft - 50 sq m

Outbuilding Area 390 sq ft - 36 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) A		100+
(81-91) B		
(69-80) C	77	
(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	



