



Mote House



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Abbotskerswell, Devon, TQ12 5PB

A rare opportunity to acquire an impressive Grade II Listed former farmhouse, believed to date back to the 16th Century, occupying a prominent position within the heart of the highly sought-after village of Abbotskerswell. Extending to approximately 3,300 sq.ft., this substantial period residence is currently undergoing sympathetic renovation and benefits from approved planning permission and Listed Building Consent, offering purchasers the opportunity to complete an exceptional family home tailored to their own specification. Rich in original character and complemented by generous gardens, extensive parking and a carport, Mote House presents an exciting lifestyle opportunity within one of South Devon's most desirable village settings.

- Grade II Listed former farmhouse dating back to the 16th Century
- Planning Permission & Listed Building Consent approved
- Approximately 3,300 sq.ft. of versatile accommodation
- Four double bedrooms plus study
- Character features including exposed beams and fireplaces

Guide Price of £595,000

The Situation

Situated in the picturesque and highly regarded village of Abbotskerswell, Mote House enjoys an enviable position within a thriving South Devon community renowned for its village atmosphere and excellent local amenities. The village offers a highly respected primary school, pre-school, traditional public house, artisan coffee and craft shop, medieval parish church, tennis courts, recreation ground and an active cricket club, all contributing to its strong sense of community.

The property is ideally located for convenient access to both Newton Abbot and Totnes, each providing an extensive range of shopping, educational and leisure facilities. Newton Abbot also benefits from a mainline railway station with direct services to London Paddington, whilst the nearby A380 provides swift connections to Exeter and the M5 motorway. The beautiful South Devon coastline, including Teignmouth, Torbay and the English Riviera, lies within easy reach, offering an abundance of coastal walks, sailing and water-based activities.

The Accommodation

Entrance Hall

A welcoming reception hall provides access to the principal ground floor accommodation, immediately showcasing the wealth of character retained throughout the property. Original architectural detailing, exposed timbers and generous proportions create an impressive first impression, whilst stairs rise to the first-floor accommodation.

Sitting Room

A well proportioned reception room enjoying an abundance of period charm, featuring exposed ceiling beams, traditional fireplace and attractive original detailing. This elegant room provides a comfortable setting for everyday family living whilst retaining the character expected of a historic farmhouse.



Kitchen/Dining Room

Currently undergoing comprehensive renovation, this substantial space has already benefited from significant preparatory works, including a newly levelled, concreted and screeded floor ready for the installation of a bespoke kitchen.

Approved planning consent allows for the creation of a spectacular open-plan kitchen and dining room centred around a large island, designed to become the social heart of the home while maintaining sympathy with the property's historic character.

Games Room & Bar

Positioned within the rear extension is an exceptionally versatile reception space currently arranged as a games room with adjoining bar area. Planning permission includes the installation of large bi-folding doors opening directly onto the gardens, creating an excellent entertaining space with seamless indoor-outdoor living.

Utility Room & Cloakroom

The approved scheme incorporates a practical utility room together with a ground floor cloakroom, enhancing the functionality of the accommodation for modern family life.

First Floor Accommodation

Principal Bedroom

A generously proportioned principal suite enjoying views across the surrounding gardens and village. The room benefits from an en-suite shower room and retains a wealth of original period features.

Bedrooms Two, Three & Four

Three further spacious double bedrooms provide flexible accommodation for family members or guests, each enjoying individual character with exposed beams and attractive period detailing.

Study

An additional room currently arranged as a study provides excellent flexibility and could equally serve as a nursery, dressing room or home office.

Family Bathroom

Serving the remaining bedrooms is a well-proportioned family bathroom.

Planning Permission

Planning Permission and Listed Building Consent were granted in November 2025 for an extensive programme of alterations designed to enhance the property's layout whilst preserving its historic significance. The approved scheme includes the creation of a superb open-plan kitchen and dining room with central island, alterations to improve the flow between the principal reception rooms, replacement doors providing improved access to the gardens, a dedicated utility room and cloakroom, together with the installation of solar panels on the rear single-storey extension.

The approved drawings also create a wonderful balance between contemporary family living and the preservation of the property's historic character. Further details can be obtained via Teignbridge District Council's Planning Portal under reference 25/01550/HOU.



Gardens & Parking

Twin timber entrance gates open onto an extensive private driveway providing generous off-road parking for numerous vehicles together with access to the covered carport.

The gardens wrap around the property and have been thoughtfully landscaped over many years, creating an attractive setting with expansive lawns, mature shrubs, established flower borders and natural stone walling. A charming stone foot bridge crosses an attractive rockery, providing a delightful feature within the gardens.

To the rear, a substantial paved terrace offers an ideal space for outdoor dining and entertaining, leading onto a large level lawn framed by mature hedgerows and established planting. A timber pergola further enhances the gardens, creating numerous seating areas from which to enjoy the peaceful surroundings.

Additional Information

Agent Notes

The property is currently undergoing renovation works and will be sold in its existing condition. The computer-generated images, floorplans and proposed layouts illustrate the approved planning scheme and are intended to demonstrate the property's future potential rather than its current appearance. Please feel free to contact Rendells for these CGI's

Planning Permission and Listed Building Consent have been granted under reference 25/01550/HOU.

For purchasers wishing to continue the approved scheme, details of the architects responsible for obtaining the planning consent can be made available through the selling agents.

Mileages

Newton Abbot approximately 3 miles, Totnes approximately 8 miles, Teignmouth approximately 8 miles, Torquay approximately 7 miles, Exeter approximately 20 miles, Dartmoor National Park approximately 10 miles. Mainline railway station at Newton Abbot with direct services to London Paddington.

Directions

From Newton Abbot proceed south on the A381 towards Totnes. After approximately two-thirds of a mile, turn left onto Odle Hill, signposted Abbotskerswell. Continue into the village, passing the primary school and village shop. At the mini roundabout proceed straight ahead and continue for approximately 150 yards, where Mote House will be found on the right-hand side, opposite the village hall.

Council Tax

Band G.

Tenure

Freehold.

Energy Performance Certificate

Property Exempt.

Services

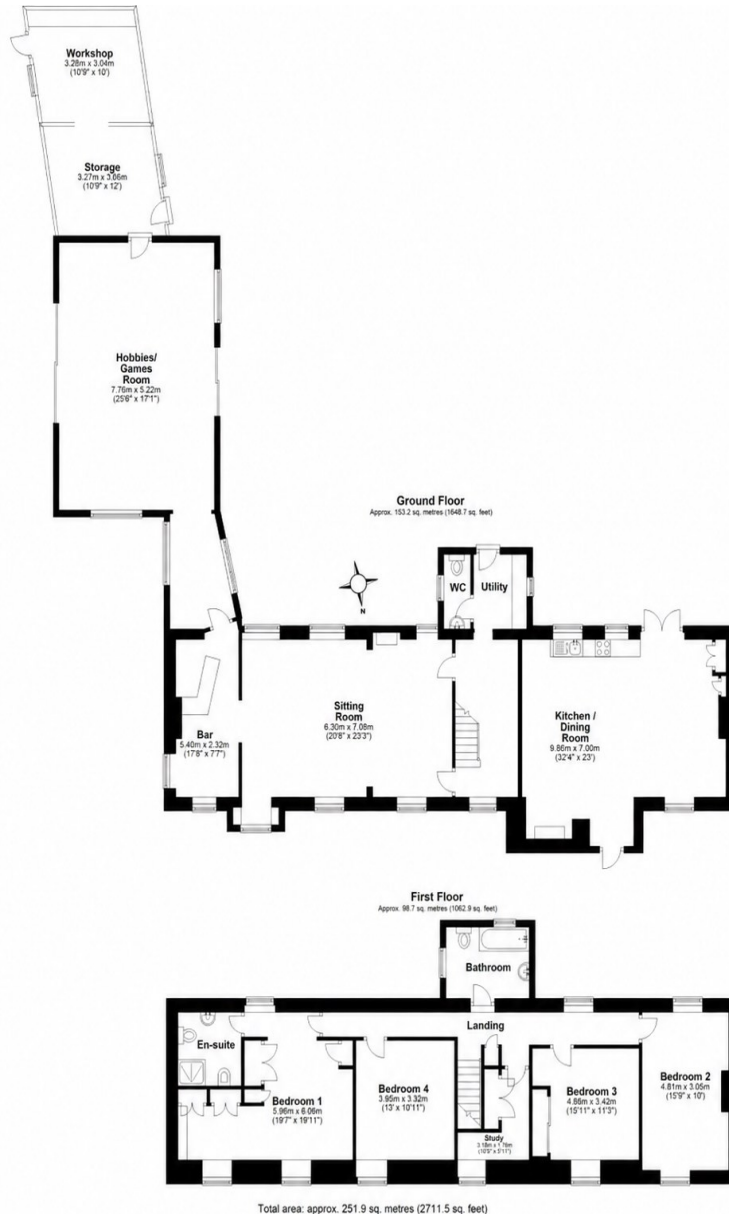
Mains water, electricity, gas and drainage are connected. Gas-fired central heating.

Local Authority

Teignbridge District Council.







Consumer Protection from Unfair Trading Regulations 2008

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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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