





The Coach House Highweek Village, Newton Abbot

Guide £485,000 Freehold

Virtual Walk-Through Available • Detached Georgian Coach House • 3 Bedrooms • Lounge With Feature Marble Fireplace • Dining Room With French Doors To Garden • Kitchen With Marble Work Surfaces • Contemporary Bathroom With Velux Window • Extensive Gardens & Rural Views • Allocated Parking & Driveway • Highly Desirable, Tucked Away Village Location















This detached Georgian coach house, formerly a stable block, is situated in an exclusive tucked away location within the highly desirable village of Highweek. This unique home has been converted with style and charm boasting many original period features and an abundance of character. The accommodation comprises a sitting room and separate dining room, cloakroom/WC and kitchen with 2/3 bedrooms and a bathroom upstairs. The Coach House enjoys a lovely open outlook over a neighbouring meadow and outside there is gated driveway parking and extensive gardens. Internal viewings come highly recommended to appreciate the individual and characterful accommodation, tucked away location and lovely views on offer.

Accommodation

The entrance door leads to a hallway with tiled flooring, stairs to first floor with cupboard under and double-glazed window to front. A panelled door leads to the lounge, which is dual aspect with double-glazed window, feature walk-in bay window, French doors, oak flooring and open fire in a local marble surround. The inner hallway/utility has a cupboard with washing machine, work surface, double-glazed window to front and feature stone wall opening to the dining room which is a lovely room with French doors leading to front with views over the garden, further French doors to side lead to courtyard area and staircase to a mezzanine bedroom. The kitchen has range of wall and base units with marble work surfaces, matching splashback, inset sink unit, range style cooker, built-in dishwasher and space for fridge/freezer and window enjoying views over the garden. The cloakroom/WC has a low-level WC, pedestal wash basin, storage cupboard and wall mounted gas boiler.

Stairs from the dining room open to the principal bedroom which is a lovely room with part glazed vaulted ceiling, Velux window and double-glazed French doors with Juliet balcony enjoying a lovely view over the garden and neighbouring meadow. From this room, double doors open to a dressing room/third bedroom with feature fireplace Velux window and door to landing. Bedroom two is triple aspect with views over the rear garden and from the side, distant views towards Dartmoor. Further window to front and original hayloft door. The bathroom has a modern suite comprising tile panelled bath with mixed tap/shower attachment, low-level WC, pedestal wash basin, heated towel rail, tiled walls and flooring and a Velux window.

Gardens

The paved driveway leads to a gravelled area and lawn extending alongside the property with gates and steps to the rear garden. The rear garden is extensive and well-established with a feature stone patio on two levels, steps and cottage style garden, feature well-stocked shrub borderers and gently sloping lawn with apple trees and timber shed.

Parking

Outside to the front there are two allocated parking spaces and five bar gate leading to a further brick paved driveway providing parking for an additional vehicle.

Agent's Notes

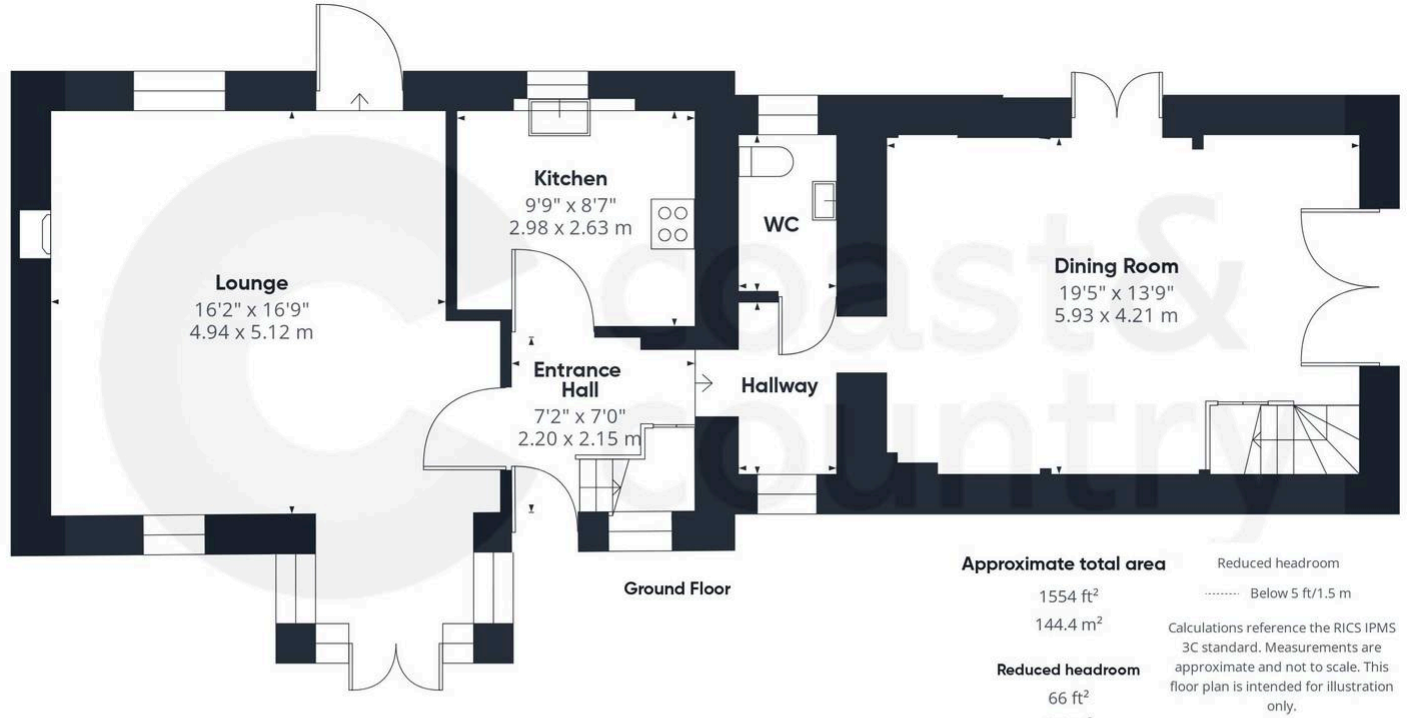
Council Tax: Currently Band B

Tenure: Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

Right of access over a private drive leading to allocated parking and driveway. Vendor informs us that there are no maintenance charges payable at present, however there could be liability for maintenance in the future.

EPC Energy Efficiency Rating: C



Approximate total area

1554 ft²

144.4 m²

Reduced headroom

66 ft²

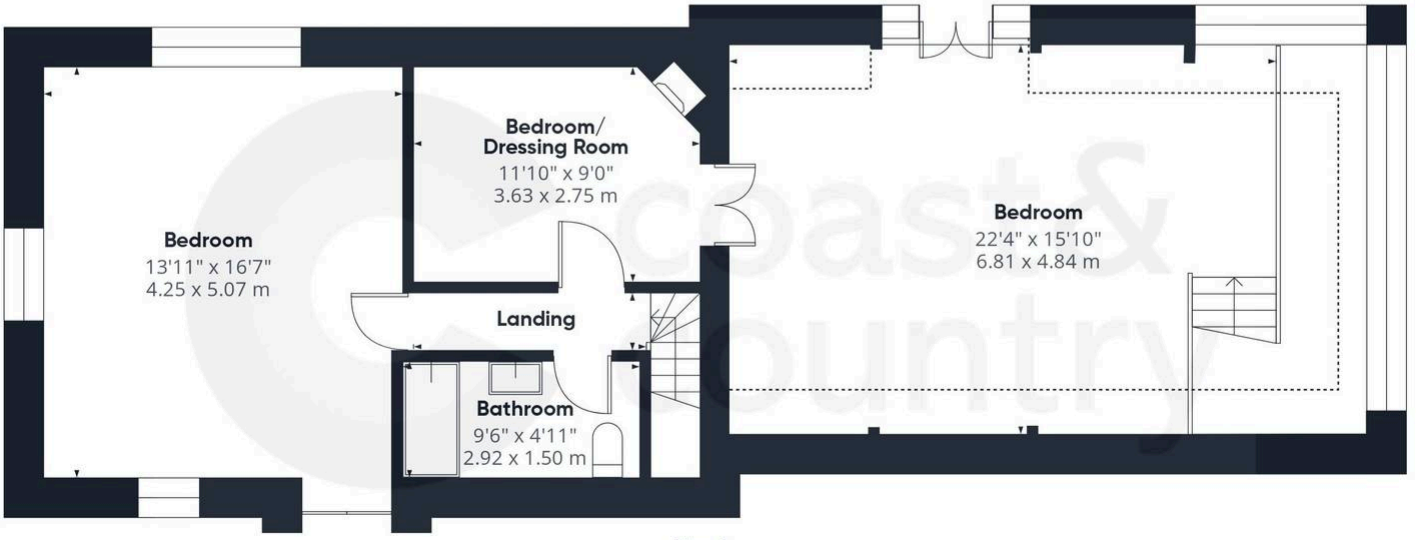
6.1 m²

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.

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Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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 ± 0.1m. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.