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HUCKLAND
COTTAGE

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HUCKLAND COTTAGE

INGSDON • DEVON • TQ12 6NN

A Beautifully Presented Six Bedroom Thatched House in a Stunning Setting.

This enchanting thatched home, set within approximately two-thirds of an acre, expertly blends timeless character with modern comforts. Bordered by fields on three sides yet close to Newton Abbot's excellent transport links and amenities, Ingsdon offers the perfect balance of idyllic country living and practical convenience.

Combining timeless charm with modern living, this property is a true haven for those seeking a peaceful countryside lifestyle.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

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Your attention is drawn to the Important Notice on the last page of the text

KEY FEATURES



- **Charming Period Thatched Cottage:** Combining timeless character with modern updates for comfortable family living.
- **Spacious Living Areas:** Includes a bright living room with a wood burner and a beautifully remodelled kitchen/dining/living space.
- **Versatile Accommodation:** Five bedrooms, including a master suite, plus a self-contained one-bedroom annexe ideal for guests or multi-generational living.
- **Private Gardens:** Approx. two-thirds of an acre with landscaped lawns, vibrant flowerbeds, fruit trees, and a vegetable garden.
- **Swimming Pool and Terrace:** Perfect for outdoor entertaining and family gatherings.
- **Ample Parking:** Gated driveway and parking for multiple vehicles.
- **Great Location:** Set in a rural setting, bordered by fields, yet close to local amenities and transport links.





Tucked away in the peaceful hamlet of Ingsdon and surrounded by open countryside, this striking detached thatched home offers the perfect blend of period character and contemporary comforts. Set in around two-thirds of an acre of beautifully landscaped gardens, the property exudes warmth, charm, and flexibility — making it a rare find for those seeking a country retreat with excellent access to Newton Abbot, Dartmoor and the coast.





VITAMIN SEA
JULY







Inside, the main house unfolds with welcoming reception spaces and a superb open-plan kitchen, dining, and living area — the true heart of the home — featuring a contemporary kitchen, AGA, modern appliances and French doors opening onto the terrace.

A separate living room with a cosy wood-burning stove offers a peaceful spot to unwind.





There are six well-proportioned bedrooms, including a stunning triple-aspect principal suite with en suite and a sauna, along with a spacious family bathroom.

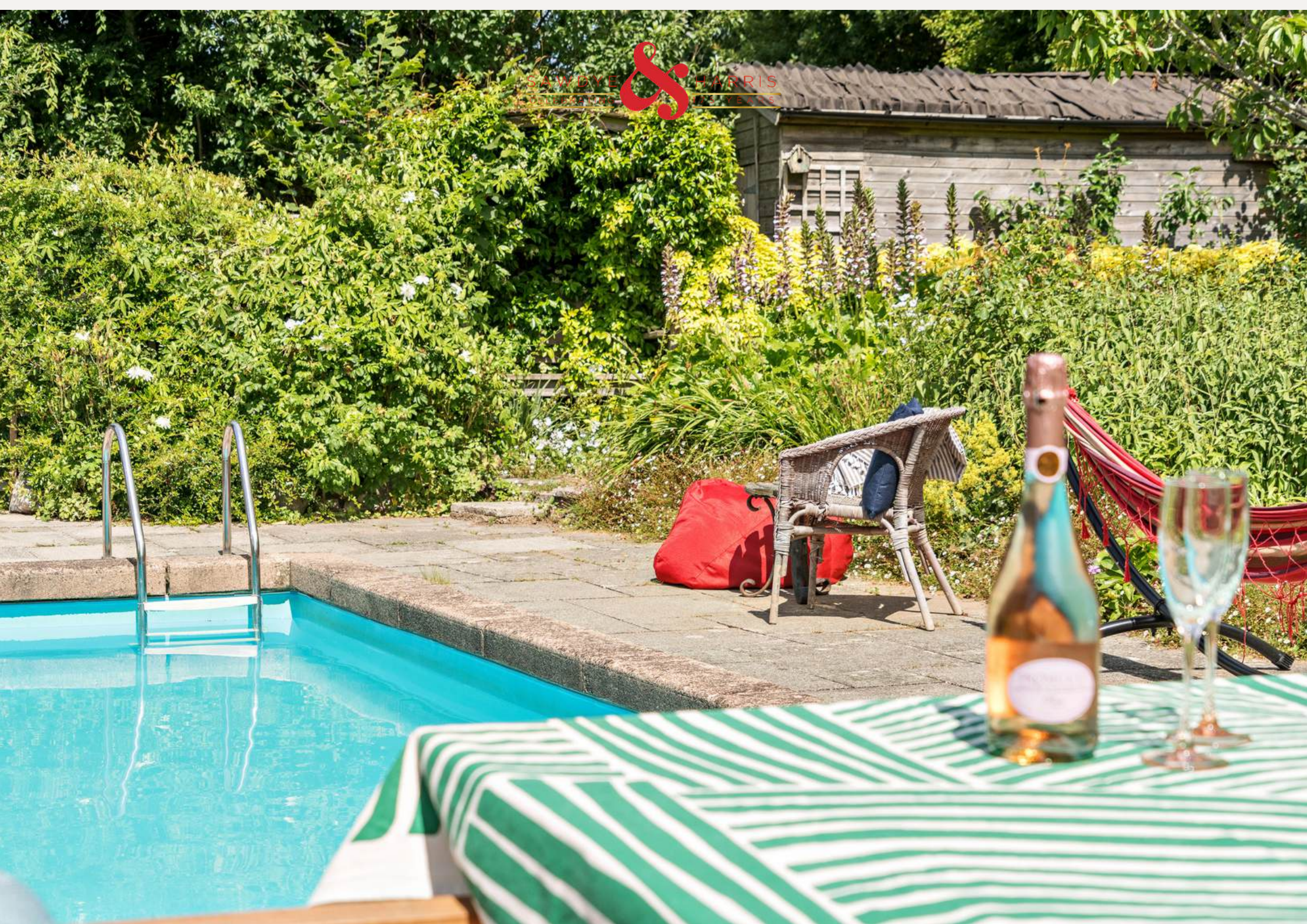


The Annexe



For added versatility, the property includes a self-contained one-bedroom annexe, perfect for multi-generational living, guest accommodation or holiday let income, with its own kitchenette and bathroom this space could easily be integrated with the main house if preferred.

SANDY & HARRIS
LIFE & LIVING



Outside

Outside, the gardens are a joy — thoughtfully landscaped with mature borders, fruit trees, vegetable beds and wide open lawns.

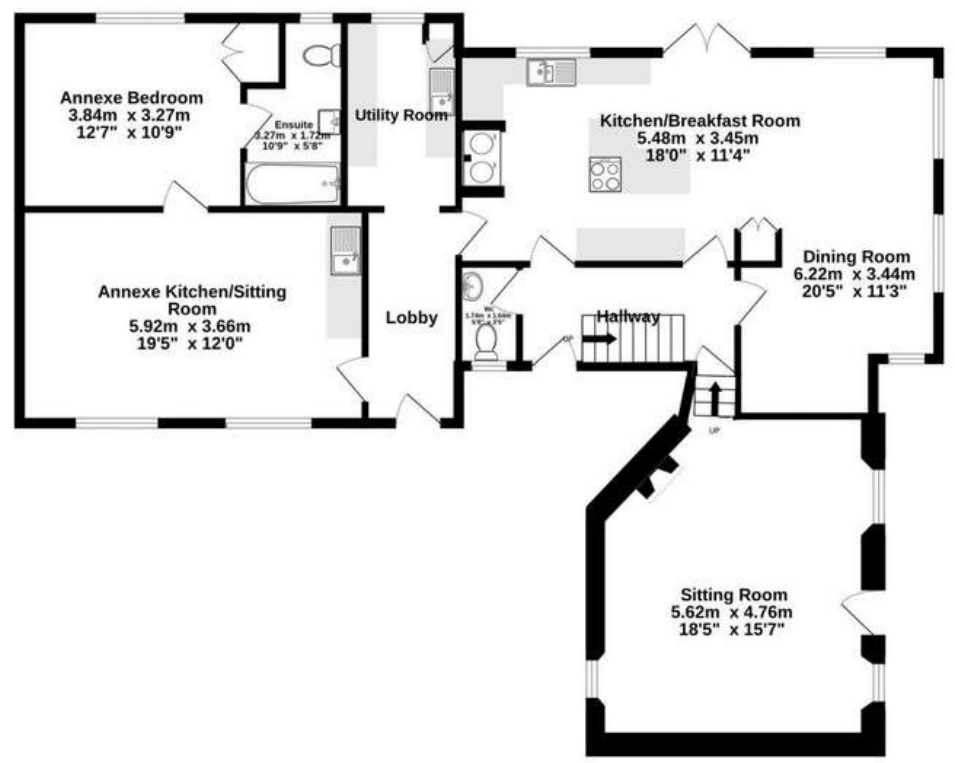
A private swimming pool and sunny terrace invite outdoor entertaining, while a charming summerhouse offers a tranquil retreat.

The gated driveway provides ample parking and completes the picture of a truly special countryside home.

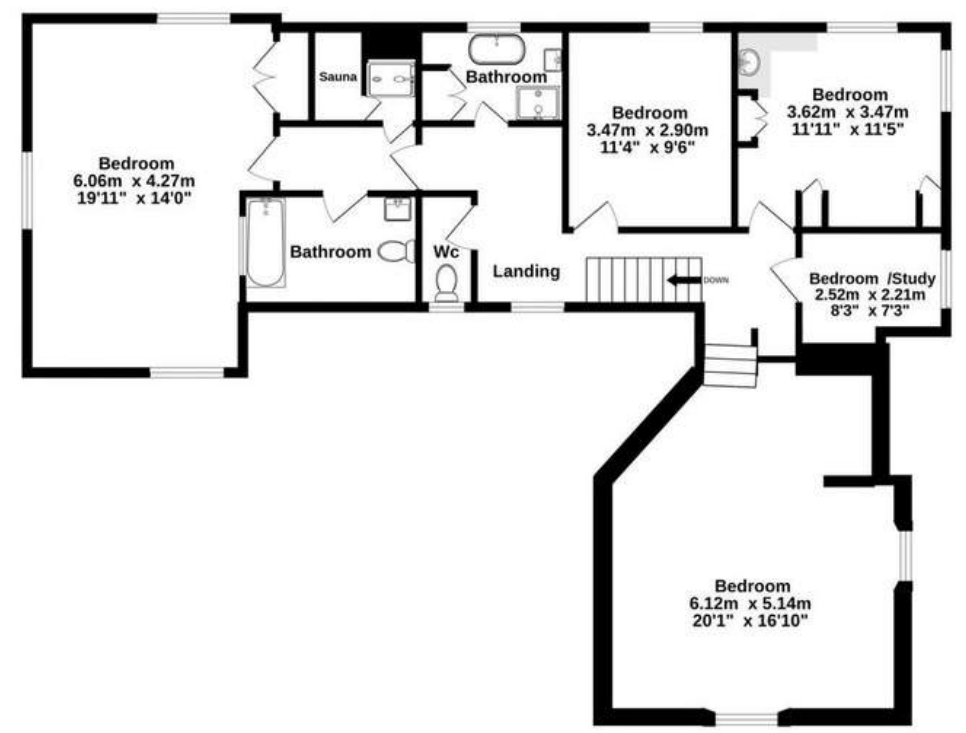


Floorplans

Ground Floor
123.6 sq.m. (1330 sq.ft.) approx.



1st Floor
111.5 sq.m. (1200 sq.ft.) approx.



TOTAL FLOOR AREA : 235.1 sq.m. (2530 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property has mains electricity and water. The property has private drainage and oil fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services then we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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About the Area

Tucked away in the rolling Devon countryside, Ingsdon is a peaceful and picturesque hamlet offering rural charm with remarkable convenience. Positioned between Liverton, Bickington, and Newton Abbot, the area enjoys a truly tranquil setting while remaining well-connected.

The A38 is just a short five to ten-minute drive away, making commuting to Exeter, Plymouth or the South Devon coast straightforward. Nearby Ashburton – known as one of the gateway towns to Dartmoor – adds to Ingsdon's appeal with its vibrant independent shops, cafés, galleries, and a welcoming community atmosphere.

Surrounded by open fields, wooded lanes and countryside walks, Ingsdon offers a slower pace of life with easy access to both everyday amenities and outdoor adventure. It's the ideal location for those seeking the calm of a rural setting without sacrificing access to nearby market towns and transport links.







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Ingsdon, Devon, TQ12 6NN



SCAN ME
TO BOOK
A
VIEWING



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