



Ingletts Farm House,
Holne, Newton Abbot, TQ13 7SP

Established

RENDELLS

1816

Inglett's Farm House,

Holne, Newton Abbot, TQ13 7SP

Price Guide £750,000

Inglett's Farm is a four bedroom detached farmhouse with an adjoining two bedroom ground floor flat. The house is a period farmhouse which also offers a large detached barn with adjoining garage and an extensive garden with country views. The house is in need of updating however offers great potential for a wonderful family home.

Situation:

The property is located off a narrow country lane approximately half a mile to the west of the village of Holne. Holne is a pretty village located within the Dartmoor National Park and enjoys a number of local facilities including a popular village pub, Holne is located approximately 4 miles from Buckfastleigh and the A38 and 12 miles from Newton Abbot.

Accommodation:

A part glazed front door leads into the: **Kitchen/breakfast room 15' 6" x 8' 3"**: The Kitchen is fitted with a stainless steel sink unit, base units, a solid fuel Rayburn stove, space for appliances and cooker. **Larder/Utility 7' 11" x 6'**: A uPVC double glazed window to the rear.

Living room 16' 6" x 16' 4": Dual aspect to the front, a stone open fireplace with mantel and hearth. Also the living room has exposed timbers and a door leading through to staircase rising to the first floor. The landing offers glazed windows to the rear and doors to the four bedrooms and bathroom.

Bedroom one/living room 18' 8" x 13' 4": Dual aspect to the front and side with uPVC double glazed windows. A fire place with tile surround.

Bedroom two 17' 1" x 11' 8" max: Aspect to the front with a uPVC double glazed window.

Bedroom three 12' 6" x 11' 10": Aspect to the front with a uPVC double glazed window.

Bedroom four 14' 9" x 12' 11": Aspect to the front with a uPVC double glazed window.

Bathroom 6' 9" x 8' 5" max: Suite comprising of panelled bath, low level WC, hand wash basin and part tiled walls. There is also a built in airing cupboard with a hot water cylinder and a uPVC double glazed window. Loft Access.

Annex A self-contained ground floor flat offering an entrance hall, living room with fireplace, a modern fitted kitchen with utility and two bedrooms. There is also a bathroom with a panelled bath. Outside the annex also enjoys a lawned garden and views over surrounding countryside. (Currently the annex is tenanted and for a purchaser could provide a useful income).

Outside: The property offers a large detached barn **49' 11" x 16' 4"** with an adjoining open fronted car port. The barn also offers scope for further development subject to the necessary planning permission.





Garden: The property is access via the adjoining country lane into a driveway providing parking for a number of cars. The garden which is mainly located to the rear of the house offers an attractive large lawned garden with country views and a stream meandering through it. Located to the left and behind the barn is a large enclosed area which provides an ideal spot for growing or perhaps a small orchard.

Services: Private water and drainage, mains electricity and solid fuel Rayburn.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX. Dartmoor National Park, Park, Bovey Tracey, TQ13 9JQ

Council Tax Bands: Farmhouse Band F. Annexe Band A.

Energy Performance Certificate: Ingletts Farm G - The Annexe E.

Tenure: The properties are freehold and the annexe is on the same title.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

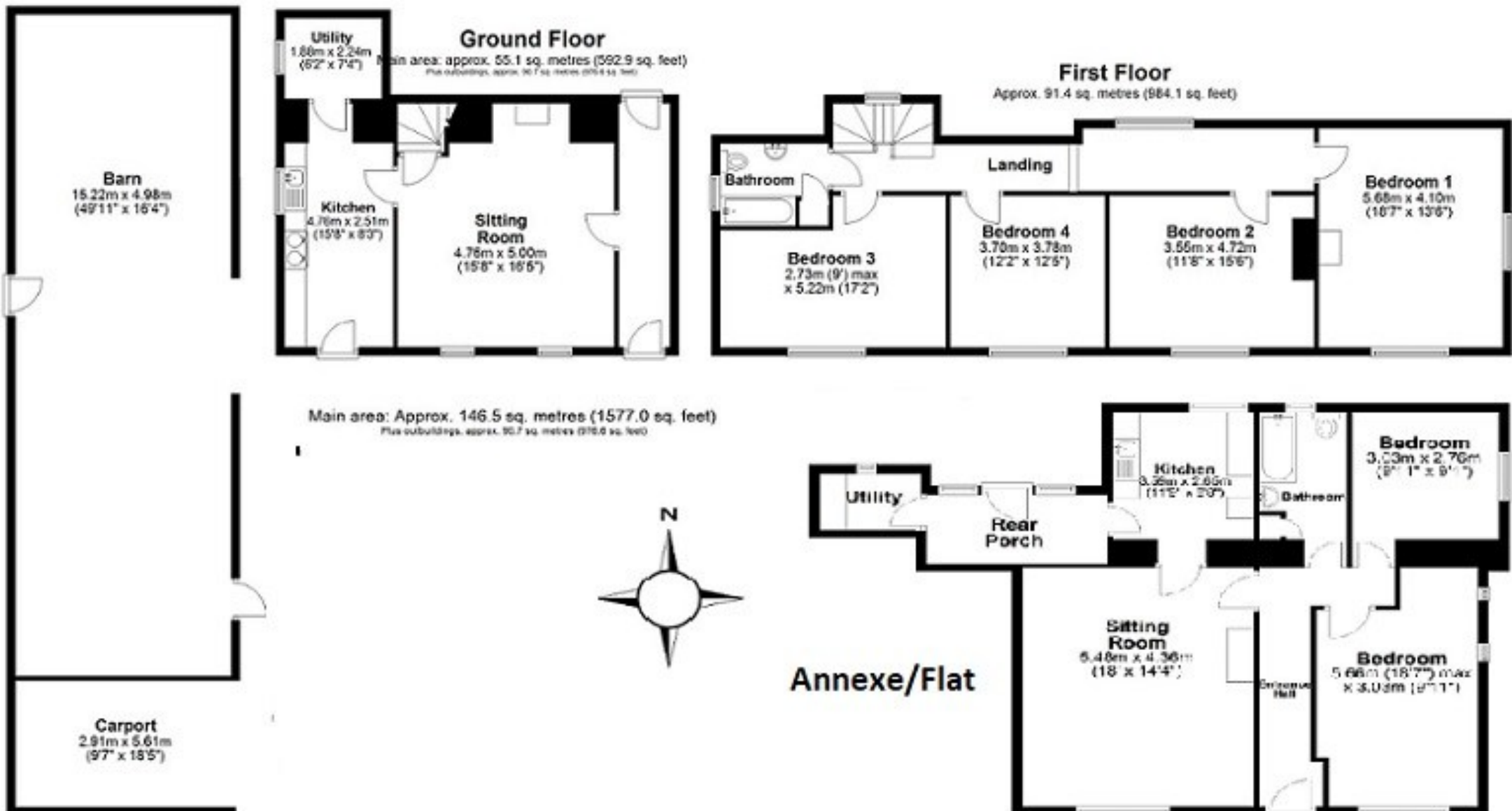
Strictly by appointment only through Rendells Estate Agents, Tel: 01803 863888.

Farm			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Flat			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G	14 G	







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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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