

**SAMPLE  
MILLS**



**Highwood Grange  
Wolborough Hill  
Newton Abbot  
Devon**

**£475,000**

**FREEHOLD**





## Highwood Grange, Wolborough Hill, Newton Abbot, Devon

**£475,000 freehold**

A spacious Victorian Villa arranged over four levels, offering five bedrooms, annexe potential and excellent views, ideally situated in the highly sought-after Wolborough Hill area close to countryside walks and the town centre.

Dating back to the mid-1800s, this attractive Victorian villa combines period character with thoughtful updates made in recent years by the current owner, creating a spacious and versatile home arrange over four levels.

The property is located in the highly desirable Wolborough Hill area on the edge of town, offering a peaceful elevated position while remaining conveniently close to the town centre. Countryside walks can be enjoyed directly from the doorstep, making this an ideal location for those seeking a balance of town convenience and outdoor lifestyle.

Internally, the home offers generous living accommodation with high ceilings and well-proportioned rooms, enhancing the sense of space and light throughout.

The accommodation begins with an entrance reception hallway, leading through to the kitchen/breakfast room and a comfortable lounge featuring an improved living flame gas fire. The lounge also benefits from direct access to the rear garden, providing an ideal setting for relaxing or entertaining.

A particularly appealing feature of the property is the basement level, which offers excellent potential to create a self-contained annexe, subject to any necessary permissions. This flexible space could suit multi-generational living, guest accommodation, or additional space for a growing family.

Across the upper floors, the property provides four additional bedrooms, including a principal bedroom with en-suite bathroom, together with a separate family bathroom. The layout offers flexibility for a range of buyers, including families or those requiring additional space for home working.

Externally, the property benefits from two allocated parking spaces to the rear, a level rear garden and excellent views from its elevated position.

Additional benefits include gas central heating with an improved boiler, recently replaced hallway roofing and double glazing.



## GROUND FLOOR

Composite door opening onto:

**Entrance Reception Hall** – 3.29m x 3.15m (10'9" x 10'4")

Dado rail. Feature light. Single panelled radiator. New roof fitted November 2023 with a 15 year guarantee. Door through to:

**Inner Hallway**

Under stairs storage cupboard. Dado rail. Staircase to landing. Double panelled radiator. Smoke detector. Door through to:

**Kitchen** – 3.85m x 3.35m (12'8" x 11'0")

Range of fitted high gloss units and wall mounted cupboards. Rolled edge worktop surface areas. Part tiled walls. Wall mounted cupboard which houses the Ideal gas boiler which was fitted in February 2022. Thermostat control for central heating. Carbon monoxide alarm. Fitted breakfast Bar. Feature period windows with wooden panelling. Laminated wooden floor. Door through to:

**Lounge** – 6.30m max x 4.60m (20'8" max x 15'1")

Period features to include floor to ceiling windows. uPVC double glazed door and windows (fitted January 2023), the door providing access to the rear. Opening working shutters. Coving to ceiling. Dado rail. Double panelled radiator. Wooden flooring. Log effect living flame Ravel Wildfire gas fire (fitted January 2022) within stone fireplace on marble hearth. TV point.

Staircase down to:

## BASEMENT

**Office/Snug** – 2.80m x 1.95m (9'2" x 6'5")

**Lobby** – 1.78m x 1.47m (5'10" x 4'10")

Uplighters. Single panelled radiator. Doors through to:

**Study/Bedroom 5** – 3.50m x 3.25m (11'6" x 10'8")

Access onto the rear. Double panelled radiator. Coat hooks. Wooden effect flooring.

**Laundry Room** – 2.70m x 2.00m (8'10" x 6'7")

Single panelled radiator. Wooden effect flooring.

**Utility** – 3.00m x 1.70m (9'10" x 5'7")

Door through to:

**Bedroom 4** – 2.80m x 2.70m (9'2" x 8'10")

Recessed box window. Double panelled radiator. Wooden effect flooring.

**Bathroom**

Panelled bath. Low level w/c. Wash-hand basin. Part tiled walls. Wall mounted cupboards. Fitted chrome mixer tap with mixer shower over. Extractor fan. Concealed lighting. Chrome fitted ladder radiator.

## FIRST FLOOR

**Staircase from the hallway to the landing**

Dog leg staircase with wooden balustrade. Display uPVC sash window to the front. Double panelled radiator. Up onto the landing. Doors off to:

**Bedroom 2** – 3.35m x 2.40m (11'02" x 7'10")

Dual aspect sash windows looking over the front with views over the surrounding area. Single panelled radiator. Dado rail. High level skirting boards and ceilings. BT point.

**Bathroom**

3 piece suite. Panelled bath with electric shower. Low level w/c. Wash-hand basin. Fixed mirror. Part tiled walls. Concealed lighting. Extractor fan. Steps up to further landing.

**Master Bedroom** – 5.70m max x 4.65m (18'8" max x 15'3")

High level ceilings. Picture rail. Dado rail. Double panelled radiator. Arched wooden sash windows looking over the front with excellent views over the surrounding area. Access to loft area. Uplighters.

**En-Suite**

Tiled shower cubicle with fitted shower and sliding door, improved March 2024. Low level w/c. Inset wash-hand basin with splash back. Concealed lighting. Extractor fan. Chrome heated towel rail.

## SECOND FLOOR

**Bedroom 3** – 4.10m x 3.45m (13'5" x 11'4")

Attic room. Double glazed Velux window. Smoke detector.

## OUTSIDE

The property benefits from 2 allocated parking spaces to the rear, a level rear garden and excellent views over the surrounding area of Newton Abbot and is conveniently placed for the town centre, train station and local country walks.

## AGENT'S NOTE

Tenure: Freehold

Council Tax Band: 'E' £3161.99 for 2025/26

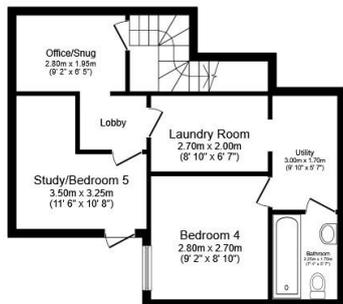
EPC Rating: 'D'

Utilities: Mains supply gas, electric.

Long Term Flood Risk: Very Low

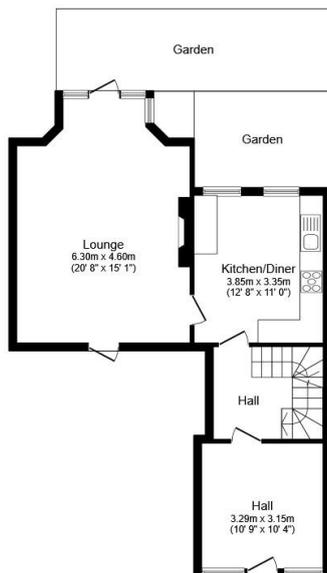
Service Charge: £696 per annum which includes garden maintenance, insurances and trees (owned by all residents)





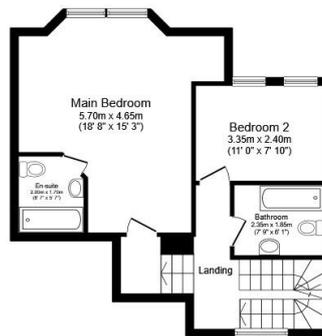
### Basement

Floor area 49.5 sq.m. (532 sq.ft.)



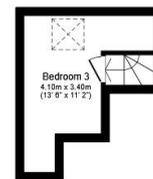
### Ground Floor

Floor area 57.2 sq.m. (616 sq.ft.)



### First Floor

Floor area 50.5 sq.m. (543 sq.ft.)



### Second Floor

Floor area 9.6 sq.m. (103 sq.ft.)

Total floor area: 166.7 sq.m. (1,795 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.