



OLD RECTORY

Coffinswell, Devon



A FINE AND SPACIOUS VICTORIAN FORMER RECTORY WITH LANDSCAPED GARDENS AND Paddock WITHIN A POPULAR AND PEACEFUL SOUTH DEVON VILLAGE

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Boot room | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Study | Garden room | Utility room

Basement: Cellars and stores

First Floor: Principal bedroom/bathroom suite | Guest bedroom/shower room suite | Three further bedrooms | office | bathroom

Outside: Courtyard with stores | Garage | Terraces and landscaped gardens | Summerhouse | Pasture paddock | Stable

In all about 3.31 acres

Distances: Newton Abbot 3 miles, Torquay Seafront 4.5 miles, Teignmouth 7 miles, A380 (Penn Inn Roundabout) 2 miles, Exeter 19 miles
(All distances are approximate)

Guide price: £1,650,000



SITUATION

Coffinswell is situated in the lovely rolling countryside of South Devon, to the south of the River Teign Estuary, between Newton Abbot and Torquay, and is a popular, pretty and peaceful village, in a Conservation Area, within a beautiful valley surrounded by farmland and includes a popular thatched pub and restaurant, The Linny, and an historic church. Nearby Kingskerswell provides more extensive facilities, including shops, primary school and health centre.

Within very easy reach, to the west, is Newton Abbot, providing a full range of local amenities including supermarkets, shops, restaurants, cafes, leisure centre and hospital.

Either side of the mouth of the Teign Estuary are the lovely, unspoilt, villages of Shaldon with beach, village green, shops, pubs and thriving community and, on the opposite side, the seaside town of Teignmouth with its promenade and beaches.



The beautiful River Teign Estuary is known for its abundance of wildlife and provides many opportunities for sailing, fishing and a variety of water sports, as well as some delightful estuary and coastal walking. Nearby is the seaside resort of Torquay on the ‘English Riviera’, known for its seafront, harbour, marina, beaches and mild microclimate and providing an excellent selection of restaurants, pubs, cafes etc., as well as theatres, cinemas and music and seafood festivals.

Local secondary schools include those in Teignmouth and Newton Abbot, as well as Torquay Grammar School for Boys and Girls, and Churston Grammar School. There are private schools at Stover, near Newton Abbot and in Exeter.

There are golf courses in the area at Teignmouth, Stover and Dainton Park.

Further to the south is the stunning South Devon coast with its estuaries, beaches, coves and rocky cliffs and such well known coastal and sailing towns as Brixham, Dartmouth and Salcombe. To the west is Dartmoor National Park, renowned for its spectacular scenery and providing excellent opportunities for walking, cycling, riding, fishing etc.

In Newton Abbot there is a station with mainline connections to London (Paddington) via Exeter. There is quick access onto the A380 at Newton Abbot, leading to the A38 and M5 motorway at Exeter. At Exeter there is an airport with flights to both domestic and international destinations.

THE PROPERTY

The Old Rectory is situated down a private lane, off a small village road, in the heart of the village and is a fine Victorian former rectory, built in the Gothic style, with its mellow brick and Bath stone mullioned windows and quoins. Inside there is very spacious and comfortable family accommodation with the well-proportioned, high-ceilinged rooms typical of the architectural period and retaining many period features such as decorative cornicing, picture rails, window shutters, attractive fireplaces with ornate surrounds and exposed boarded flooring.





The house is beautifully presented and stylishly fitted, thus combining its period character and charm with the comforts of modern living, and the principal reception rooms and bedrooms face south.

From the lane double gates between brick pillars open into the wide gravel forecourt proving extensive parking and turning area and the front door opens into the porch and impressive entrance hall, with access into the lovely drawing room with bay window and wood burner, and the sitting room, also with wood burner.

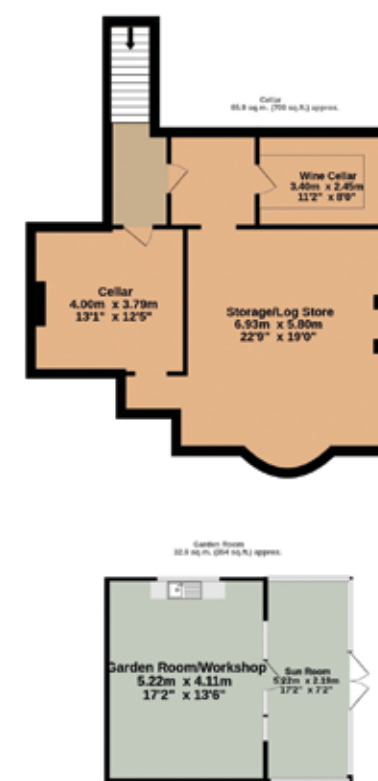
At the end of the hall a door opens into the large dining room, again with bay window and woodburner, and a wide archway opens into the lovely kitchen/breakfast room with stylish and high quality fitted kitchen with island and breakfast bar. A rear hallway leads through to the study and garden room, as well as the utility room. From the kitchen stairs descend to the basement with various chambers incorporating cellars, wine cellar and storage space.

The turned staircase rises to the first floor incorporating the very spacious principal bedroom with en suite bathroom with both shower and bath, the guest suite and three further bedrooms an office and bathroom.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
560.0 sq.m. (6028 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



To the rear of the house, off the forecourt, is an internal courtyard with range of outbuildings including stores, gardener's WC and the plant room. Along the south-facing front of the house is a terrace overlooking the gardens, beside which is the summerhouse including a sun room and workshop/garden room, and, to the side of the house is a further broad paved terrace providing a delightful outdoor dining/sitting area.

The beautiful landscaped gardens around the house are a particular feature of the property. A flight of steps descends from the terrace to areas of lawn edged by colourful, well stocked, herbaceous borders, a wildlife pond and mature ornamental shrubs and trees. There is a garage building off the lane and, on the other side of the lane, is a gently sloping pasture paddock incorporating a stable.



I would be delighted
to tell you more.

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.