



Saxon House



# Saxon House

Coombe Fishacre, Newton Abbot, TQ12 5UQ

Ipplepen: 2 miles, Totnes: 4.5 miles, Torquay (seafront) 6.5 miles.

An immaculately presented barn conversion, set within delightful grounds in the heart of the south Devon countryside.

- Attractive stone barn conversion
- 2668sqft of accommodation
- 1 acre landscaped garden & paddock
- Generous & social reception spaces
- Tastefully modernised throughout
- Rural, yet accessible location
- Chain free sale
- 4 double bedrooms
- Freehold
- Council tax band: F

## Guide Price £700,000

### SITUATION

Coombe Fishacre is a picturesque rural hamlet nestled in the rolling South Devon countryside, offering a peaceful setting with the charm of a traditional Devonshire landscape. Surrounded by farmland and wooded valleys, it enjoys a wonderful sense of seclusion while remaining conveniently located for access to nearby towns.

The popular market town of Newton Abbot is just a short drive away, providing a wide range of amenities, shopping, and mainline rail links. Totnes, with its vibrant arts scene and eclectic mix of independent shops and eateries, is also within easy reach.

The South Devon coastline and Dartmoor National Park are both nearby, offering a wealth of leisure opportunities including walking, riding, and sailing. Coombe Fishacre is ideal for those seeking a tranquil village lifestyle within easy reach of the region's key transport routes and attractions.

### DESCRIPTION

Saxon House is a fine example of a traditional stone barn conversion, sympathetically modernised to retain a fine balance of period charm, with tasteful modern living. Situated across two storeys the property optimises both versatile reception space, through well proportioned rooms creating light and social spaces to enjoy the property's rural location, with four double bedrooms that showcase attractive original features.

Examples of these eye-catching features include exposed stonework and beams in the kitchen. The versatile grounds that extend to an acre also provide the property with wonderful versatility between a formal garden and gently sloping paddock with separate road access.



## ACCOMMODATION

On the ground floor, the central hub of the home is the spacious diner/sitting room, a bright and welcoming space ideal for entertaining, with dual aspect windows and character features. A step down leads into the superb kitchen/breakfast room, fitted with bespoke units, a central island and ample space for informal dining, complemented by exposed beams which echo the property's heritage.

A fourth double bedroom with an adjoining dressing room offers excellent versatility which could also provide an additional reception space and a home office. A utility room and cloakroom complete the ground floor.

On the first floor, the main sitting room is a wonderful space with vaulted ceilings and exposed beams, offering an inviting area for quieter relaxation and enjoying views over the grounds. The principal bedroom suite boasts spacious proportions and enjoys the convenience of an adjacent shower room, while two further double bedrooms are served by a well-appointed family bathroom.

## OUTSIDE

From the lane is access to a driveway providing ample off-road parking, and pedestrian access to the rear of the property.

Situated beside the house is the formal garden, that combines a pleasant patio terrace suitable for outdoor seating or dining with steps leading up to the lawn, which features a range of beautiful mature trees and vibrant shrubs.

The grounds at the property extend away from the home to the west; a sloping paddock that has the benefit of a separate road access with a level, gravel, parking area that hosts garaging. In total, the grounds extend to approximately 1.05 acres.

## SERVICES

Mains water and electricity. Shared private drainage. Oil fired central heating. Ofcom advises that there is limited mobile coverage and standard broadband available to the property.

## VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## DIRECTIONS

Take the A381 out of Totnes towards Newton Abbot for three miles before turning right at Red Post garage. After 150 yards, turn slightly left signposted to Weekaborough. Continue for 3/4 of a mile and turn left at Weekaborough Oak cross that has the oak tree next to the signpost. Proceed for a further 100 yards where the property can be found on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2668 sq ft / 247.8 sq m  
For identification only - Not to scale

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2025. Produced for Stags. REF: 1285158



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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