



Torbryan, Newton Abbot

3x  1x 

ENERGY RATING D56

- Video Walk-through Available
- Charming Period Cottage
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Driveway Parking & Gardens
- Character Features
- Grade II Listed
- Historic Village Setting
- Sought-After Location

Guide Price:
£395,000
FREEHOLD

Thatchings, Torbryan, Newton Abbot, TQ12 5UR



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

Thatchings, Torbryan, Newton Abbot, TQ12 5UR

A wonderful grade 2 listed thatched period cottage, originally thought to date as far back as the 17th century, re-thatched in 2022. The property is one of a terrace of three homes created by the skilful conversion of a Devon longhouse many years ago. With its own driveway providing off-road parking and a delightful privately enclosed garden, the cottage seamlessly combines individual, character and modern benefits.

Situated in the heart of the small and highly favoured and somewhat exclusive village of Torbryan, the property is close to some lovely walks through beautiful Devon countryside and a wooded common.

The nearby village of Ipplepen approximately a mile away offers a comprehensive range of amenities, including a co-op store, public house/restaurant, health centre, primary school and church, whereas the village of Broadhempston also has a primary school and two inns/restaurants.

The Accommodation:

Stepping inside, the front door opens to a hallway with oil fired, boiler, supplying the hot water and central heating and having a useful separate WC with wash hand basin. The lounge is of an excellent size and has a feature stone fireplace surround with a freestanding, multi fuel burner which was installed in 2024. With plenty of natural light through double-aspect windows, the kitchen adds a touch of glamour having been refitted with the selection of new yet in keeping cabinets and solid quartz countertops over recent times and has a sleek tiled floor and integrated appliances, including an oven, hob and fridge. Completing the ground floor is a separate dining room which is of excellent proportions.

On the first floor there is a landing with fitted storage cupboards which provides a quiet area for reading with a window overlooking the front garden. There are three bedrooms, all of which are doubles, and a smart, recently updated bathroom with white suite, including a double shower over the bath.

Parking:

Private driveway with space for two cars.

Gardens:

Beautifully presented and fully enclosed gardens, offering a high level of privacy in seclusion with extensive, planting and seating areas. Internal storage room accessed from the garden providing an excellent space for tools and bikes etc.

Directions:

From Newton Abbot take the A381 Totnes Road out of town towards Totnes. After approx 4 miles take the right hand turn for Ipplepen around 100 meters from the petrol station. Follow the road through Ipplepen passing the pub and just after the health centre follow the road around to the right and then left. Follow the road for around a 0.75 of a mile and bare right for Torbryan. Follow the road and the property can be found on the left hand side.



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Approximate total area

1270.55 ft²

118.04 m²

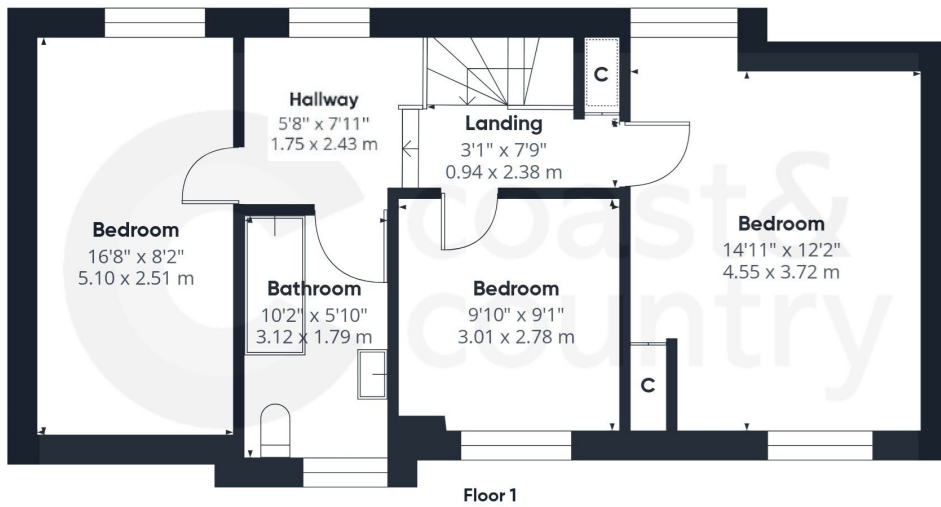
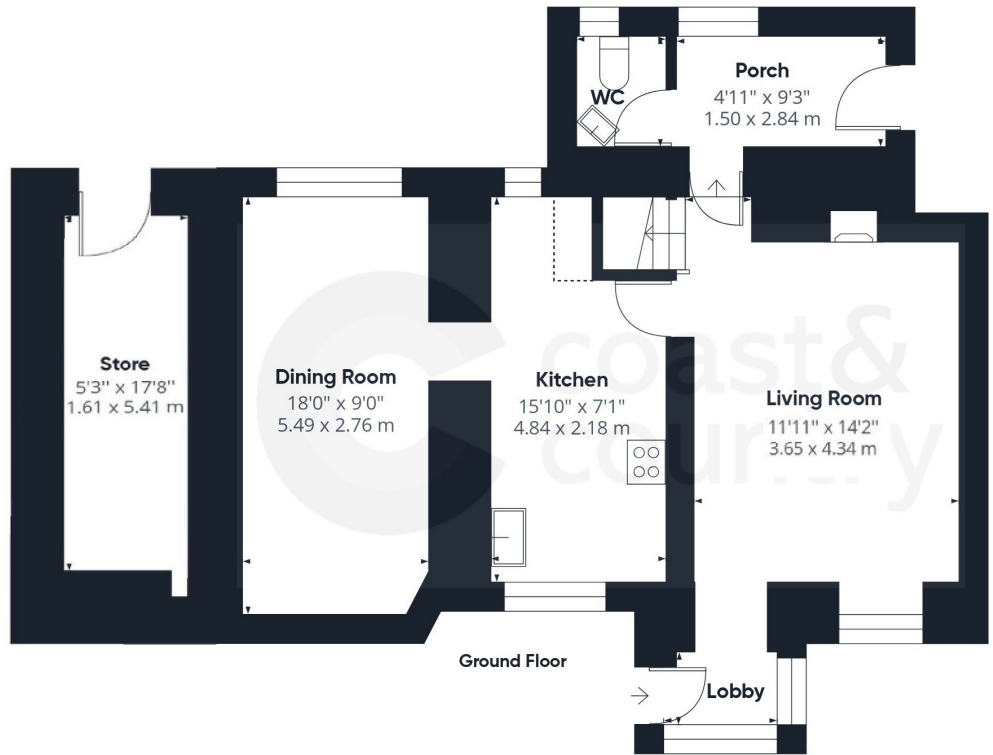
Reduced headroom

6 ft²

0.6 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains electricity. Mains drainage. Oil fired central heating.

This property is grade II listed.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes are ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.