



The Old Vinery
Gourders Lane Kingskerswell Devon

£1,075,000 Freehold



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An exceptional detached residence of elegant design and generous proportions, set within private landscaped grounds, offering refined modern living, superb versatility and a distinguished semi-rural village setting

Kitchen ■ Family room/dining room ■ Utility
Sitting room (1) ■ Sitting Room (2) ■ Office
4 bedrooms ■ 4 bathrooms
Summer house ■ Greenhouse ■ Garage ■ Extensive gardens

FOR SALE FREEHOLD

The Old Vinery is distinguished detached residence of exceptional quality and scale, extending to approximately 2,700 sq ft, set within beautifully arranged grounds on the edge of the sought-after village of Kingskerswell, perfectly positioned between Kingskerswell and Abbotskerswell in an attractive semi-rural setting.

The property has been thoughtfully designed in a traditional architectural style, combining timeless external character with the comfort, efficiency and flow demanded by modern living. Approached via a gated entrance, a sweeping driveway leads through the gardens to the house, creating a strong sense of arrival, privacy and quiet seclusion.

The accommodation is both generous and highly versatile, perfectly attuned to family life and effortless entertaining. At its heart lies a superb reception hall — an impressive and welcoming space that immediately sets the tone for the rest of the house.

The kitchen occupies a central position, forming the true hub of the home and opens naturally into a spacious family sitting/dining room, ideal for both everyday living and social occasions.

Balancing this, two further reception rooms sit to the opposite side of the hall, arranged as formal and informal sitting rooms. One flows through to a conservatory, creating a wonderfully light-filled space that connects seamlessly with the garden beyond. A well-appointed study provides an ideal home working environment, complemented by a cloakroom and an exceptionally large utility room — notably spacious and as practical as it is rare.

From the reception hall, a staircase rises to a semi-galleried landing, enhancing the feeling of space and light on the first floor. Four well-proportioned bedrooms are served by three bathrooms, offering flexibility for family life and visiting guests alike.

Throughout, the house is beautifully presented, with a clear sense of pride of ownership.

The interiors are tasteful and cohesive, creating a home that feels both refined and warmly inviting.

Outside, the gardens are a particular highlight, thoughtfully arranged into distinct areas that offer both structure and variety. A productive garden features a greenhouse and raised vegetable beds, while a superb conservatory opens onto a level lawn with a dedicated terrace — an outstanding setting for outdoor dining and relaxed entertaining. A further expanse of lawn provides additional space for recreation, while at the head of the driveway stands an excellent detached garage building. Adjacent to this, a further terrace creates a natural focal point for barbecues and informal gatherings.

The gardens are well enclosed, affording a high degree of privacy, and are meticulously maintained, perfectly complementing the character and setting of the house.

VIEWING BY APPOINTMENT ONLY

Kingskerswell itself is a well-regarded South Devon village, known for its strong sense of community and everyday convenience. Torquay is within easy reach, with swift access to Edginswell Business Park, the popular out-of-town shopping at The Willows and Torbay Hospital — making it an ideal base for both professional and family life.

For wider connectivity, the nearby market town of Newton Abbot provides a mainline railway station with fast and regular services to London Paddington, alongside links to Bristol and the North of England. Road communications are equally strong, with straightforward access to the A380 and onward connection to the M5 at Exeter, placing the wider South West and beyond within comfortable reach.

This is a rare opportunity to acquire a substantial, beautifully appointed home that successfully combines space, privacy and presence with excellent accessibility — a compelling proposition for those seeking the very best of town and country living.

SERVICES

Mains water, gas, electricity and drainage (with pump) are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable 2026/2027 £3548.99)

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data).

NOTE The property benefits from a Solar PV System (14 panels) located on the garage roof. Ownership of these items will transfer with the property upon completion.























**Approximate Gross Internal Area 2983 sq ft - 277 sq m
(Excluding Garage & Greenhouse)**

Ground Floor Area 1644 sq ft – 153 sq m

First Floor Area 1339 sq ft – 124 sq m

Garage Area 617 sq ft – 57 sq m

Greenhouse Area 232 sq ft – 22 sq m



Energy Efficiency Rating		Current	Potential
Fully energy efficient - lower running costs			
101+	A		85
81-101	B		
69-81	C		
55-69	D		
39-55	E		
21-39	F		
1-21	G		
Fully energy efficient - higher running costs			
		70	
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCGU.COM</small>			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT - We would 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 effect your decision to buy, please contact us before viewing the property.