

**SAMPLE
MILLS**



**Fore Street
Kingsteignton
Newton Abbot
Devon**

£595,000
FREEHOLD





Fore Street, Kingsteignton, Newton Abbot,
Devon

£595,000 Freehold

An exciting opportunity to acquire this substantial Grade II Listed semi-detached thatched farmhouse, believed to date back to the 16th Century, occupying a generous plot in the heart of Kingsteignton. Full of history and character, Berry Farm has been sympathetically improved by the current owners, successfully combining period charm with the conveniences expected of modern family living.

Ideally positioned within walking distance of a wide range of local amenities, including shops, schools and transport links, the property also offers excellent access to the A380, A38 and M5, making it well suited for those commuting to Exeter, Plymouth and beyond.

The spacious and versatile accommodation extends throughout the property and comprises five well-proportioned bedrooms, two of which benefit from en-suite shower rooms. There are four generous reception rooms, providing flexible living space for both everyday family life and entertaining, together with a separate home office, ideal for those working from home. The farmhouse-style kitchen is complemented by a useful laundry room and adjoining boot room, while two further family bath/shower rooms complete the accommodation.

Throughout the home, a wealth of original features have been retained, including exposed beams, fireplaces and character detailing, all adding to the property's unique appeal.

Outside, the property benefits from ample off-road parking, a garage and a large, level rear garden offering an excellent space for families, keen gardeners or those who simply enjoy outdoor entertaining.

Rarely do properties of this age, size and character become available in such a convenient location. Berry Farm presents a wonderful opportunity to purchase a distinctive family home that offers flexible accommodation, generous gardens and excellent transport links, whilst retaining the charm and character of its historic origins.



GROUND FLOOR

Entrance Reception Hallway

2 separate staircases rise to the first floor.

Lounge 1 – 5.82m x 4.93m (19'1" x 16'2")

Exposed beams to wall and ceiling. Open inglenook fireplace with multi fuel log burner.

Dining Room – 4.47m x 3.56m (14'8" x 11'8")

Feature open fireplace. Window with recessed sill. Exposed beams to ceiling.

Office/Study – 3.45m x 3.40m (11'4" x 11'2")

Dual aspect windows.

Inner Hallway

Doors off.

Lounge 2 – 5.54m x 4.90m (18'2" x 16'1")

Dual aspect windows. French doors opening onto the rear garden. Fireplace with limestone surround and inset living flame fire.

Kitchen – 4.72m x 4.37m (15'6" x 14'4")

Exposed beams. Range kitchen units. Granite worktop surface areas.

Breakfast Room – 4.29m x 3.02m (14'1" x 9'11")

French windows to rear garden. Large walk in storage room.

Laundry Room – 3.10m x 1.88m (10'2" x 6'2")

Door to rear garden. Dual aspect windows.

Shower Room/WC

FIRST FLOOR

Bedroom 1 – 5.23m x 4.78m (17'2" x 15'8")

Exposed beams to vaulted ceiling. Door to:

En Suite Bathroom

4 piece suite.

Bedroom 2 – 4.32m x 3.99m (14'2" x 13'1")

Exposed beams. Window to front aspect.

Bedroom 3 – 4.52m x 2.77m (14'10" x 9'1")

Window to rear aspect. Door to:

En Suite Shower Room

Store Room

Bedroom 4 – 4.32m x 2.77m (14'2" x 9'1")

Window to rear aspect.

Bedroom 5 – 5.51m x 2.79m (18'1" x 9'2")

Dual aspect windows.

Family Bathroom

3 piece suite.

OUTSIDE

The property is approached at the front via a wrought iron gate with natural stone wall leading to the front door. To the side, a 5 bar gate opens onto good off road parking leading to a Detached Double Garage with power and light.

The property occupies a larger than average size plot which is West facing and has a level mature garden, well stocked with mature plants and shrubs, with useful patio areas for alfresco dining, with a stone wall surround.

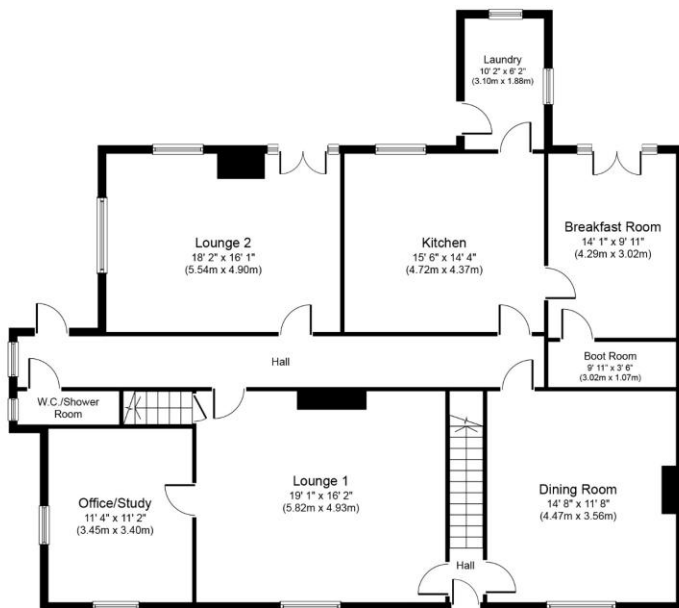
AGENTS NOTE

Council Tax Band: 'E' £3259.14 for year 2026/27

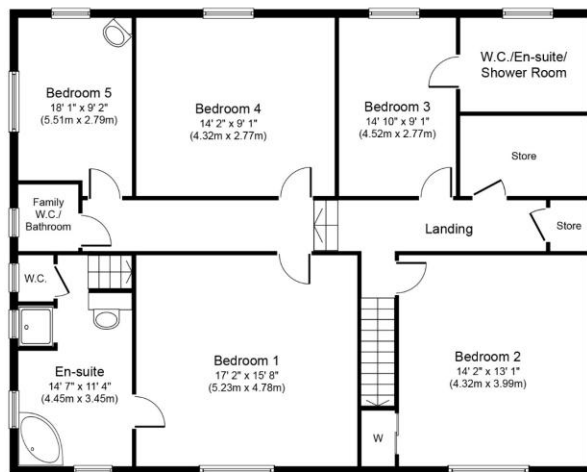
EPC: 'E'

Long Term Flood Risk: Very Low





Ground Floor
Approximate Floor Area
1,715 sq. ft.
(159.3 sq. m.)



First Floor
Approximate Floor Area
1,540 sq. ft.
(143.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 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.

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