



Higher Barn



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Higher Rocombe, Stokeinteignhead, TQ12 4QL

Torquay 4 miles Newton Abbot 4 miles Exeter 20 miles

A beautiful detached home on 0.54 acres in Stokeinteignhead, offering flexible accommodation, multiple receptions and extensive gardens.

- 0.54 acre plot
- Multiple car ports & off-road parking
- Over 2000 Sq Ft
- Close to Stokeinteignhead, Teignmouth, Newton Abbot & Torquay
- Council Tax Band: F
- Ground floor annex
- Multiple reception rooms
- Highly sought-after location
- Freehold
- EPC Band: C

Guide Price £1,000,000

Set within an impressive 0.54-acre plot in the sought-after village of Stokeinteignhead, this substantial detached home offers a rare combination of space, flexibility and privacy. Approached via generous grounds and enjoying a semi-rural feel, the property is ideally positioned for village life while remaining within easy reach of Teignmouth, Newton Abbot and the wider South Devon coastline.

The ground floor is both expansive and versatile, arranged around multiple reception areas that suit modern family living as well as entertaining. A bright sitting room and separate living room are complemented by a dining room and sun room, all enjoying pleasing views over the gardens. Two kitchen areas, including a kitchen/breakfast room, create excellent potential for multi-generational living or guest accommodation, further enhanced by a ground floor bedroom suite and additional service rooms.

Upstairs, the first floor provides well-proportioned accommodation including a generous principal bedroom with en-suite facilities, further double bedrooms, and a large family bathroom. The layout lends itself equally well to family occupation or reconfiguration, with ample space for home working, hobbies or visiting guests. Overall accommodation extends to approximately 2,000 sq ft, offering a sense of openness throughout.

Externally, the grounds are a standout feature. The 0.54-acre plot offers extensive lawned areas, established boundaries and excellent privacy, with ample parking provided by multiple car ports.

The gardens present significant scope for landscaping, leisure use or future enhancement, subject to any necessary consents. This is an exceptional opportunity to acquire a sizeable village home with space to grow, set in one of South Devon's most desirable locations.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		74
(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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