



The Old Pound House



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Teigngrace, Newton Abbot, Devon, TQ12 6QN

A38: 1 mile, Newton Abbot: 3 miles, Exeter: 17 miles.

A charming barn conversion set in a delightful rural, yet accessible, location with convenient access to the A38, benefiting from pasture paddock and grounds extending to approximately 2.9 acres

- Delightful rural location
- Impressive original cider press
- Ample reception space
- Garage with first floor
- Freehold
- 2,057 sqft of accommodation
- Attractive stone barn conversion
- 4 first floor bedrooms
- Gardens and pasture land
- Council tax band: E

Guide Price £725,000

SITUATION

Ideally located between Dartmoor and the glorious beaches of South Devon, this rural idyll offers the perfect retreat for lovers of wildlife and the great outdoors. The Old Poundhouse is situated on the edge of the beautiful village of Teigngrace, offering a tranquil, spacious, and private hideaway with convenient access to the A38.

Adventure enthusiasts can enjoy wild swimming in the nearby River Teign or even kayak downstream to Teignmouth or Shaldon.

There is easy access to the Stover Trail cycleway, providing routes to Newton Abbot, Bovey Tracey, and beyond. The surrounding area also offers excellent road cycling and mountain biking, with nearby Dartmoor providing endless opportunities for cyclists of all abilities.

Enjoy countless walking routes from the doorstep, including riverside walks along the River Teign, Teigngrace Meadow, and the beautiful Stover Country Park.

Just a 10-minute drive away is Bovey Tracey, a picturesque town on the edge of Dartmoor, renowned for its independent cafés, unique shops, and vibrant creative community.

The centre of Exeter is only a 25-minute drive away. The nearest mainline railway station is Newton Abbot, offering fast and direct services to London Paddington.



DESCRIPTION

The Old Pound House offers charming and characterful accommodation, tastefully presented throughout and extending to approximately 2,057sqft. Combining period features with comfortable living space, the property enjoys a delightful rural setting whilst remaining conveniently accessible.

Enjoying ample reception space across the ground floor, the property offers flexible living with scope for further expansion into the former press room, subject to the necessary consents. Four bedrooms are situated on the first floor, while externally the property benefits from parking, a double garage and a pasture paddock suitable for grazing.

ACCOMMODATION

The accommodation is arranged over two storeys and offers a well-balanced combination of reception and bedroom space. On the ground floor, the principal sitting room benefits from a wealth of character, with exposed features and a striking inglenook fireplace containing a panoramic screened woodburner forming the heart of the home. A separate dining room provides further flexibility and enjoys an outlook to the rear of the dwelling.

An option could be explored to develop what is currently known as the cider barn as it houses a huge solid oak cider press, historically used in the production of cider for the Stover Estate during its ownership by the Templar family, offering both character and a connection to the property's heritage. The space could lend itself to a variety of uses, including a kitchen/dining room or further sitting area.

The kitchen offers a range of fitted units with space for appliances and room for informal dining, while also providing access to the front of the property and garden beyond.

On the first floor, the four bedrooms are all well-proportioned, with a mixture of double rooms providing flexibility for family use, guest accommodation, or home working. These rooms are serviced by a centrally located family bathroom comprising a bath, separate shower, wash basin, and WC.

OUTSIDE

To the front of the property, off-road parking provides space for multiple vehicles and leads to a large double garage. The garage is equipped with power and excellent lighting and features a first floor above, offering useful storage or potential for a home office, complete with a spacious shower room and WC. This versatile space is ideal for hobbies, home working, or potential additional accommodation, subject to the necessary consents.

The property benefits from generous grounds extending to approximately 2.9 acres, creating a natural and attractive setting that perfectly complements its rural location. The immediate gardens provide ample space for outdoor seating and relaxation, while the adjoining pasture is suitable for grazing, making it ideal for those seeking a lifestyle property.

A particularly attractive feature is that the land is bordered by the Ventiford Brook, a tributary of the River Teign, which wraps around the plot, enhancing both its privacy and character.

SERVICES

Mains gas, electricity, water and private drainage. According to Ofcom, there is standard broadband available to the property and limited phone service via some of the major providers.

LOCAL AUTHORITY

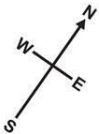
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

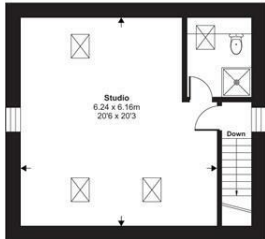
From Exeter, follow the signs for the A38/Plymouth. Continue on this road passing signs for Chudleigh. After a short distance take the exit for Teigngrace. Continue along this road for approximately one mile. After Ley Green Farm turn left, passing under the railway bridge and The Old Poundhouse is immediately on your right hand side.



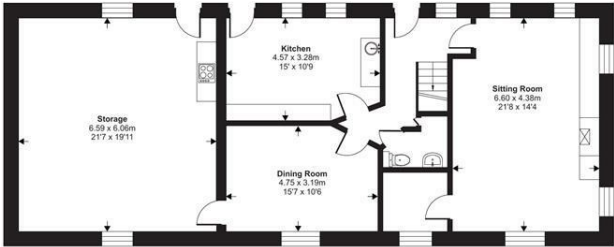
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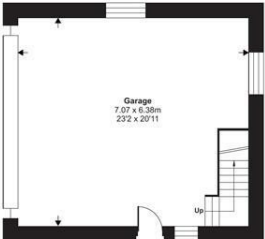
Approximate Area = 2057 sq ft / 191.1 sq m
Garage = 972 sq ft / 90.3 sq m
Total = 3029 sq ft / 281.4 sq m
For identification only - Not to scale



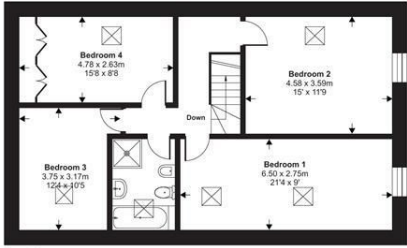
Garage First Floor



Ground Floor



Garage Ground Floor



First Floor



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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