



1 Castleford Cottages







1 Castleford Cottages Coombe

Newton Abbot, Devon, TQ12 5UQ

Ipplepen: 1 mile, Newton Abbot: 4.5 miles, Torquay (seafront) 6.5 miles.

A semi-detached period cottage with equestrian facilities including 12 stables and 12.8 acres set in a delightful rural, yet accessible, location in between the towns of Totnes and Newton Abbot.

- Character semi-detached cottage
- Popular equestrian location
- 1320sqft of accommodation
- 20x40 flexi ride surface manège
- American style barn & loose boxes
- 12.8 acres of grazing pasture & coppice
- Freehold
- Council tax band: C

Guide Price £875,000

Stags Totnes

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SITUATION

Coombe Fishacre is a picturesque rural hamlet nestled in the rolling South Devon countryside, offering a peaceful setting with the charm of a traditional Devonshire landscape. Surrounded by farmland and wooded valleys, it enjoys a wonderful sense of seclusion while remaining conveniently located for access to nearby towns. The popular market town of Newton Abbot is just a short drive away, providing a wide range of amenities, shopping, and mainline rail links. Totnes, with its vibrant arts scene and eclectic mix of independent shops and eateries, is also within easy reach. The South Devon coastline and Dartmoor National Park are both nearby, offering a wealth of leisure opportunities including walking, riding, and sailing. Coombe Fishacre is ideal for those seeking a tranquil village lifestyle within easy reach of the region's key transport routes and attractions.

DESCRIPTION

1 Castleford Cottage is a charming semi-detached period cottage, enjoying a delightful rural yet accessible location. The cottage is not listed, yet has retained a lot of the cottages original period features including fireplaces, exposed beams and a stone frontage.

ACCOMMODATION

The ground floor accommodation is accessed via a welcoming entrance that leads into a notably spacious and expansive open-plan dining and sitting room, which serves as the heart of the home. This dual-purpose living area flows seamlessly toward the rear of the property into a bright kitchen and breakfast room, featuring ample workspace and a dedicated breakfast area perfect for informal dining. Adjacent to the kitchen is a charming garden room that offers a tranquil retreat with views and access to the outdoors. The ground floor is further complemented by a well-proportioned third bedroom and a conveniently located shower room equipped with a wash hand basin and toilet.

The first floor features a central landing providing access to two additional double bedrooms and the main family bathroom. The primary bedroom is a generous size with built-in storage solutions, while the second bedroom also offers comfortable proportions and integrated wardrobe space. These rooms are served by a modern bathroom suite featuring a shower, wash hand basin, and toilet, ensuring a practical and well-rounded layout for the upper level.

OUTBUILDINGS

The property benefits from a range of buildings including an impressive American style barn with 10 boxes with automatic drinkers, a hot wash and power into the building. Adjoining the building is a timber block of two loose boxes.





GROUNDS

The ground at the property is a combination of predominantly grazing pasture. Currently used for grazing horses, the fields have clear hedged boundaries as well as offering spaces suitable for sectioning off into paddocks. There are mains supplied troughs to a selection of the paddocks. Within the grounds is a 20x40 manège with a flexi ride surface with flood lights connected to the mains supply.

To the rear of the property is a charming river garden, separated by a river that runs through the hamlet. Predominantly to lawn there is a lean-to storage building at the bottom of the drive providing a useful covered area of shelter.

Further land is available via separate negotiation, edged blue on the land plan. For more information, please contact the agents.

SERVICES

Oil fired central heating. Private drainage. Mains water and electricity. Ofcom advises that standard broadband and limited coverage via the major providers is available.

AGENTS NOTE

Neighbouring land owners have a right of way over the track to the yard. Should the additional land be sold separately, a third party will have a right of way over the track to access their land. These rights of way are marked pink on the land plan. For more information, please contact the agents.

VIEWINGS

Strictly by appointment through the agents.

LOCAL AUTHORITY

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

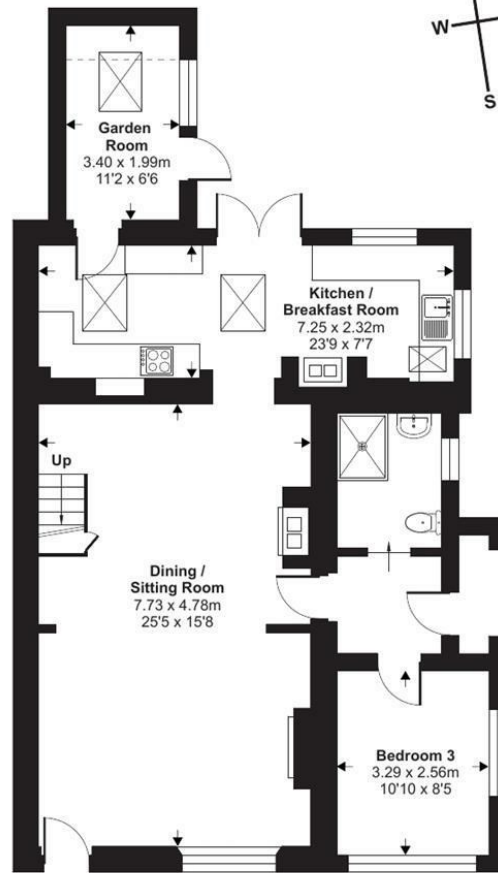
DIRECTIONS

Take the A381 out of Totnes towards Newton Abbot, after approximately four and a half miles on your left hand side will be Ipplepen Business Park and the signs welcoming you to the village of Ipplepen, turn right shortly after this sign, signed Coombe Fishacre and follow this country lane under the railway bridge, where shortly after the entrance to the property's driveway can be found on the left hand side via a wooden gate.

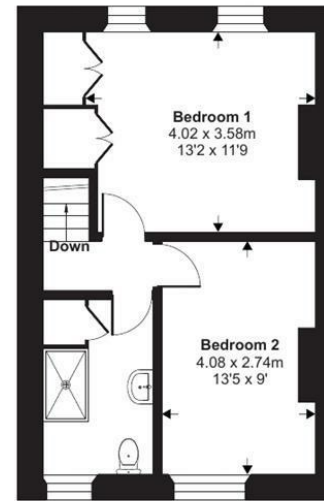
What3Words: [///turntable.advantage.metro](https://www.what3words.com/turntable.advantage.metro)

Denotes restricted head height

Approximate Area = 1320 sq ft / 122.6 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Total = 1333 sq ft / 123.8 sq m
 For identification only - Not to scale



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Stags. REF: 1434455



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		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

