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Willow Grove



Willow Grove, Abbotskerswell, Newton Abbot, TQ12 5PB



A380 (Kingskerswell): 1.5 miles,  
Maidencombe Beach: 5.5 miles, Totnes:  
7.5 miles.

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A charming 17th Century semi-detached cottage set within an extensive plot that benefits from outbuildings and off-road parking.

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- Grade II listed cottage
- Close to village amenities
- In need of refreshment
- 1537sqft of accommodation
- No onward chain
- Three first floor bedrooms
- Two traditional reception rooms
- Third of an acre plot
- Freehold
- Council tax band: E

Guide Price £450,000



#### SITUATION

Abbotskerswell benefits from a strong community atmosphere, having a highly regarded preschool and primary school with a Good OFSTED rating. There is a general store and Post Office catering for most day-to-day needs and a popular coffee & crafts shop. The thatched village pub adjoins the beautiful village church. Abbotskerswell benefits from a park and tennis courts. There is also a village cricket ground with both junior and senior teams. Other activities in the village include the twinning association, yoga and netball.

The village is accessed off the A381/Totnes Road, providing easy access to the medieval town of Totnes and the bustling market town of Newton Abbot - with its comprehensive shopping and schooling facilities. Newton Abbot boasts a main line railway station and there are plenty of golf courses within the area. The A380 is a short drive providing speedy access to Exeter City centre. Torbay and Teignmouth are nearby, offering easy access to the coast and water activities.

#### DESCRIPTION

Willow Grove is a charming Grade II listed property, offering a wonderful opportunity to acquire a pretty 17th Century cottage in need of refreshment. The property sits in a pleasant central village location, within walking distance to local amenities, ensuring that the purchaser can enjoy an idyllic village lifestyle. Having been in the same family for over XX years, it offers a wonderful opportunity for a purchaser to put 'their own stamp' on the property and to modernise it to their taste. Accompanying the spacious property that extends to 1566sqft is a large plot of just over a third of an acre, providing formal lawns, off-road parking and outbuildings.

#### ACCOMMODATION

This substantial residence offers a well-proportioned and versatile layout, thoughtfully designed to balance traditional living spaces with modern functional requirements. The ground floor is centered around an inviting entrance hall that provides a natural divide between the primary reception rooms. To one side, a generous sitting room features a large bay window that allows for ample natural light, while a separate formal dining room sits opposite. The rear of the home is dedicated to practical service areas, including a kitchen that leads into a large utility room, offering convenient secondary access to the property's exterior.

The first floor transitions into the private quarters, comprising three bedrooms and dedicated workspace. The principal bedroom occupies its own wing of the house, providing a sense of

privacy from the two additional bedrooms located across the landing. Catering perfectly to the needs of those working from home, the upper floor also includes a central office and a separate, dedicated store room. These rooms are served by a well-appointed family bathroom featuring both a bath and shower, wash basin and WC.

#### OUTSIDE

Accessed from the lane is a parking area suitable for multiple vehicles which provides access to the property's grounds. The lawn extends to the north of the property, creating space for an impressive formal garden. In total the plot extends to 0.376 of an acre.

A large workshop with an adjoining wood store provides excellent space for hobbies or storage, while a detached summer house offers a peaceful retreat. This summer house opens directly onto a raised decking area, creating an ideal setting for outdoor entertaining and enjoying the gardens. A separate external cloakroom further adds to the convenience of the outdoor spaces.

#### SERVICES

Mains water, electricity and drainage. Electric storage heaters provide heating plus an immersion tank for hot water. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is available to the property

#### LOCAL AUTHORITY

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

#### VIEWINGS

Strictly by appointment through the agents.

#### DIRECTIONS

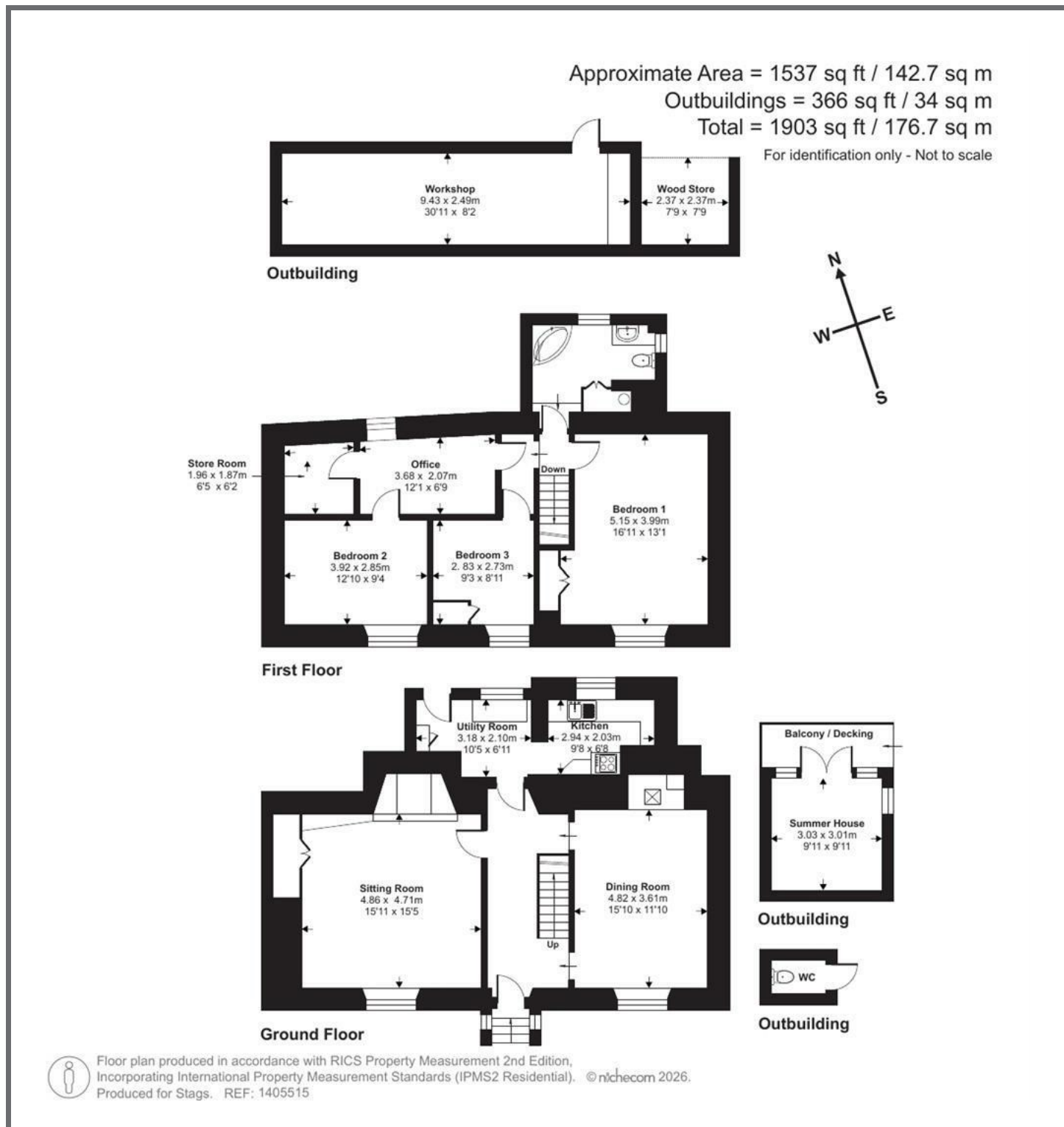
From Newton Abbot proceed on the A381 towards Totnes, after 2/3 of a mile take the second left signposted to Abbotskerswell onto Odle Hill. Follow the road into the village for half a mile passing the primary school and village shop and, at the mini roundabout, continue straight over. Continue for 100 yards where the property can be found on the left hand side.

What3Words: [///agent.noble.liner](https://www.what3words.com/agent.noble.liner)









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 |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (48-54)                                     | E |         |           |
| (35-47)                                     | F |         |           |
| (2-34)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

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