



Connells

Courtenay Road
Newton Abbot



Property Description

An impressive and substantial Grade 2 Listed Victorian Villa of considerable charm and stature, this property presents a rare opportunity to acquire a beautifully proportioned period home extending to approximately 2,581 sq ft of versatile accommodation, arranged over three floors.

Rich in character and retaining many hallmarks of its Victorian heritage, the property boasts wonderfully high ceilings, generous room proportions, large sash-style windows and elegant period features, creating a sense of light, space and grandeur throughout.

The ground floor offers excellent reception space for family life and entertaining, comprising a welcoming entrance hall, an elegant lounge, a separate formal dining room, and a spacious kitchen/dining room with plenty of room for everyday living. A practical utility room and ground floor cloakroom/WC add further convenience.

On the first floor are three well-proportioned bedrooms, including an impressive principal bedroom, served by a Jack & Jill bathroom and additional shower room facilities.

The second floor provides two further bedrooms, including a versatile study/bedroom five, ideal for home working, guest accommodation or growing families.

Outside, the property also benefits from a detached garage, while the layout and scale of the accommodation offer exceptional flexibility for multi-generational living or those seeking work-from-home space.

Combining period elegance with practical family living, this handsome Victorian residence occupies a highly desirable position close to the amenities, schools and transport links of Newton Abbot, offering a wonderful lifestyle opportunity in a home of real distinction.

Front Of The Property

Sweeping driveway to the property with parking for multiple vehicles. Area of lawn surrounded by mature trees, shrubs and Torbay palms. Pathway to the main entrance.

Entrance Porch

Wooden door into the porch with single glazed windows and tiled floors.

Entrance Hallway

Doors to ground floor principal rooms, stairs to the first floor, storage cupboard and a wall mounted radiator. Door to inner hallway.

Lounge

19' 10" x 13' 10" (6.05m x 4.22m)

Single glazed sash window, feature fireplace with log burner, and two wall mounted radiators.

Dining Room

15' 7" x 15' 2" (4.75m x 4.62m)

Single glazed sash window to the front of the property with fitted shutters, feature fireplace and two wall mounted radiators.

Kitchen

Two single glazed windows (one with fitted shutters), wall and base units, one bowl porcelain sink/drain, Rangemaster over with extractor over, two inset storage cupboards, plumbing for dishwasher and a wall mounted vertical radiator.

Utility Room

13' 5" x 8' (4.09m x 2.44m)

Single glazed window and velux window, base units with plumbing for washing machine, space for tumble dryer, space for fridge/freezer and door to the cloakroom. Door leading to the large cellar.

Cloakroom

WC and wash hand basin.

First Floor

Loft hatch providing access to an substantial boarded space, ideal for storage.

Bedroom One

16' 9" x 13' 11" (5.11m x 4.24m)

Single glazed window, built in storage cupboard, feature fireplace and two wall mounted radiators. door to Jack and Jill bathroom.

Bedroom Three

15' 10" x 11' (4.83m x 3.35m)

Single glazed window, built in shelving and storage, feature fireplace and a wall mounted radiator.

Bedroom Four

13' 3" x 12' 5" (4.04m x 3.78m)

Single glazed window,

Jack And Jill Bathroom

Single glazed window, vanity wash hand basin with storage, bath with shower over and glass screen, WC, part tiled and a wall mounted radiator.

Shower Room

Obscure single glazed window, shower cubicle, vanity wash hand basin, WC, part tiled and a wall mounted heated towel rail.

Second Floor

Bedroom Two

15' 9" x 11' 8" (4.80m x 3.56m)

Single glazed window, sloped ceilings, storage cupboard and a wall mounted radiator.

Bedroom Five

20' x 10' 2" (6.10m x 3.10m)

Single glazed arch window, eaves storage and a wall mounted radiator.

Rear Of The Property

The property offers ample gardens and seating areas surrounding the property with a pleasant patio to the side, a raised lawned area and a further side garden with raised flower beds, mature trees and shrubs - all of this offering a high level of privacy.

Garage

Side opening doors, power and door to the rear of the garage with access to the side patio area.









Total floor area 239.8 m² (2,581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: Exempt
 Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/NAB312690



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB312690 - 0006