

SIMPLY GREEN

Princess Cottages, Coffinswell, Newton Abbot, TQ12 4SR

Newton Abbot

Guide Price

£365,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- No Chain
- Panoramic Views
- Parking
- Beautiful Log Burner
- Downstairs W.C
- Large Rooms Throughout
- Landscaped Wrap Around Garden
- Close To Local Amenities
- Beautiful Location
- 3 Year Devon Rule Applies

Property Type: Cottage

Council Tax Band: D

Tenure: Freehold

Tucked away in the tranquil village of Coffinswell, this charming no chain cottage offers an idyllic countryside escape. Enjoy far-reaching views from every aspect, private parking and a generous wrap-around garden perfect for relaxing or entertaining. Inside, the home feels bright and welcoming, with well-proportioned rooms throughout. The ground floor features a cosy lounge, a separate dining room, a versatile second reception room, a convenient downstairs W/C and a spacious kitchen. Upstairs, you'll find three comfortable double bedrooms, with the principal and second bedrooms boasting delightful dual-aspect views. Bursting with character and period features, this beautifully positioned cottage is a rare opportunity not to be missed.



Agent Notes

This property is subject to restrictions under the Housing Act 1985, whereby any person interested in purchasing it must meet one of the following criteria:

- They have lived in the locality for a period of three years immediately preceding the proposed date of purchase; or
- They have worked in the locality for a period of three years immediately preceding the proposed date of purchase.





Ground Floor Accommodation

Upon entering the property, you are welcomed into a generously sized porch, ideal for storing outdoor belongings. This practical space is separated from the main residence by an internal door, offering both convenience and organisation. Stepping into the hallway, you will find access to all principal rooms. The lounge is a bright and airy space, rich in character and period charm. It features exposed wooden beams and a striking brick fireplace, beautifully complemented by a handcrafted log burner that serves as the room's focal point. The dining area is well-proportioned and includes useful downstairs storage, as well as a conveniently located pantry. There is also pre installed chimney for a wood burner. Adjacent to this is the spacious kitchen, fitted with L-shaped cabinetry spanning the rear wall. A large window frames outstanding views, allowing natural light to pour into the room. The kitchen is equipped with an eye-level oven, electric hob, and a stainless-steel double sink with an immersion heater beneath, providing instant hot water. An informal dining area offers the perfect spot for a breakfast bar or quick everyday meals. A second reception/conservatory room is generous size and completes the ground floor accommodation—an ideal space for a hobby room, playroom, or flexible additional living area.

First Floor Accommodation

As you ascend to the first floor, you are met with a light and airy landing that provides access to all principal rooms. Every room on this level enjoys beautiful views of the surrounding landscape, enhancing the sense of tranquillity throughout the home. The principal bedroom is generously sized and features a built-in storage cupboard, along with dual-aspect windows that frame the stunning scenery. The second bedroom, also benefiting from dual-aspect windows, offers impressive countryside views and is equally spacious. The third bedroom is a comfortable double, previously used as an office, yet still well-suited as a guest room or versatile additional space. The main shower room is well-proportioned and elegantly finished, featuring a beautifully tiled floor that introduces a subtle period charm. It includes a large walk-in shower, WC, and wash basin, completing the first-floor accommodation with both style and practicality.

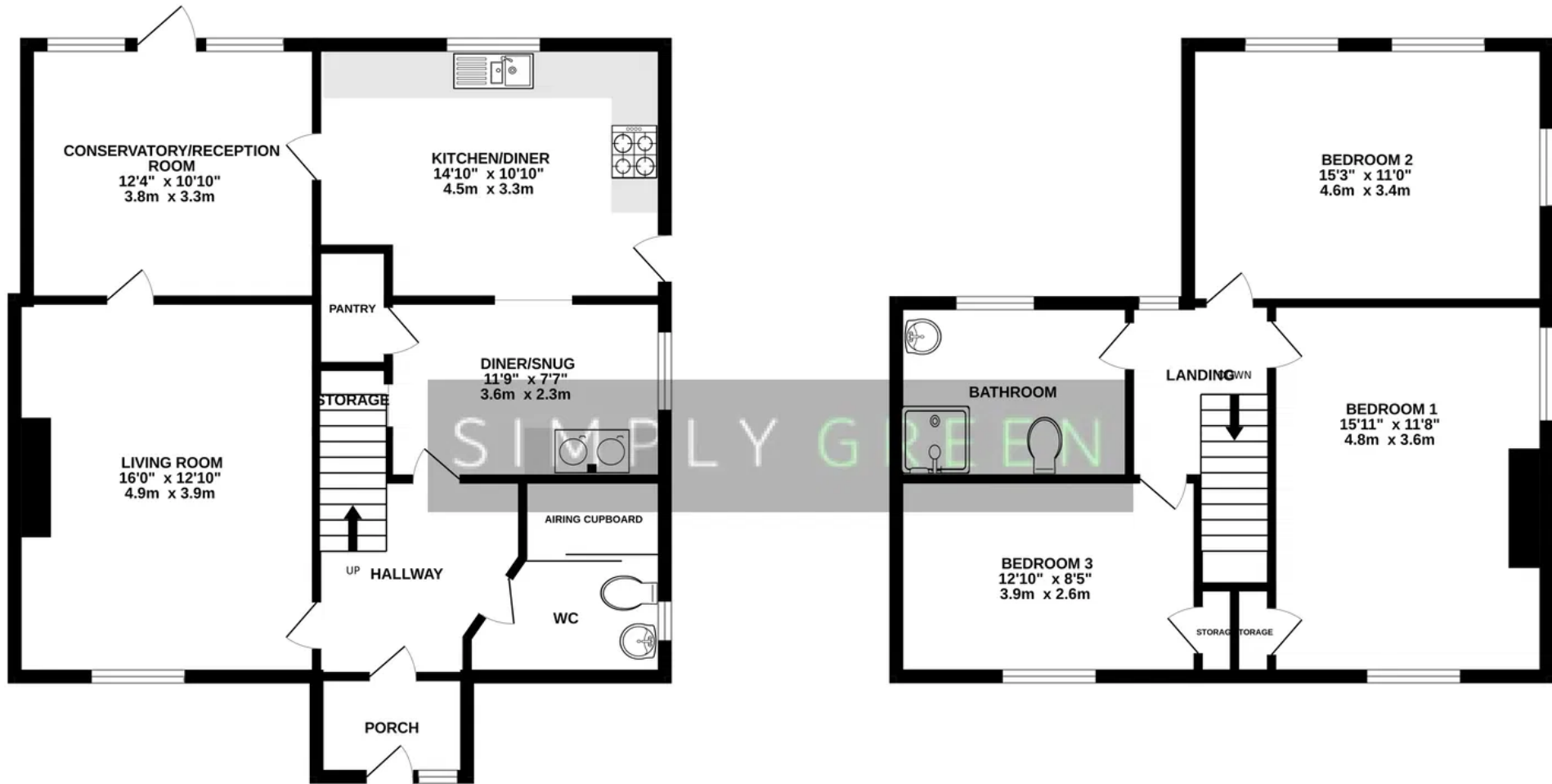


External Features

The property is set on a well-positioned and generously sized plot. The front garden offers a spacious and welcoming approach, with direct access to the property and convenient side access leading to the rear. The rear garden is equally impressive, providing ample space along with a charming log storage and large shed for storage. Thoughtfully landscaped, it offers a beautiful setting throughout the summer months. An inviting patio area completes the space—perfect for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. The property has useful solar panels owned outright and which bring in an approximate income of £2,000 a year.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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