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THE AWARD WINNING
ESTATE AGENTS

2, Manor Road
Freehold



2, Manor Road, Abbotskerswell, Devon, TQ12 5PR

An individual, spacious and versatile detached house situated in a popular village.

- Individual detached house
- Versatile accommodation
- 6 Bedrooms (3 en suite)
- Contemporary kitchen / diner
- Lounge with south facing sun terrace
- Bathroom, shower room & 3 en suite shower rooms
- Separate office and store
- Enclosed rear garden with veg plot and green house
- Double garage and driveway parking
- Superb village and countryside views



We are pleased to offer for sale this large property which was constructed in 1981 and extended a short while after, into what is now a very substantial home. Additionally, a ground floor double garage has been recently converted into a sixth double bedroom, utility room and entrance hall which could be modified for a number of purposes.

The lower ground level has a utility room and spacious double bedroom with en suite shower room - an ideal space for a teenager, guest accommodation or could easily be modified for independent living for a relative. Stairs lead to the kitchen which also has another entrance from outside where there is a patio for alfresco dining. The impressive open plan kitchen/dining room has a contemporary kitchen with solid surface worktops and an extensive range of white gloss units, breakfast bar and spaces for range style cooker and American style fridge/freezer. Next to the kitchen is what could be a multipurpose room (currently a double bedroom) with an en suite shower room. A half flight of stairs leads to a dual aspect snug with solid maple flooring. A further half flight of stairs leads to a light and airy sitting room with a feature fireplace and two sets of French doors opening onto a south facing balcony which enjoys views over the village and countryside beyond. A superb area for further dining opportunities and sunbathing. From the living room a hall gives access to a family bathroom and 1/2 flight of stairs to 2 further spacious dual aspect bedrooms with vaulted ceilings, Velux windows and exposed beams. One of the bedrooms has an en suite shower room and access to a decked balcony. Finally, there are two further bedrooms which enjoy breath taking views and a shower room. There is also a separate office and store accessed from outside.



ACCOMMODATION

Lower Ground Floor

Utility Room	
Bedroom 6	18' 8" (5.69m) x 11' 5" (3.48m)
En Suite Shower Room	

Ground Floor

Kitchen	12' 4" (3.76m) x 11' 3" (3.43m)
Dining Area	21' 9" (6.63m) x 20' 1" (6.12m)
Snug	14' 10" (4.52m) x 13' 6" (4.11m)
Bedroom 5	15' 7" (4.75m) x 10' 11" (3.33m)
En Suite Shower Room	
Office	13' 9" (4.19m) x 10' 11" (3.33m)
Store	10' 2" (3.1m) x 7' 9" (2.36m)

First Level

Living Room	20' 1" (6.12m) x 14' 1" (4.29m)
Balcony	20' 1" (6.12m) x 19' 9" (6.02m)
Bedroom 3	14' 6" (4.42m) x 10' 7" (3.23m)
Bedroom 4	17' 9" (5.41m) x 12' 0" (3.66m)

Bathroom

Second Level

Bedroom 1	14' 3" (4.34m) x 10' 10" (3.3m)
Shower Room	
Bedroom 2	14' 3" (4.34m) x 9' 1" (2.77m)

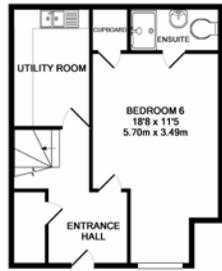
OUTSIDE

The property is approached through a gated driveway providing ample parking and access to the double garage 18' 4" (5.59m) x 14' 9" (4.5m).

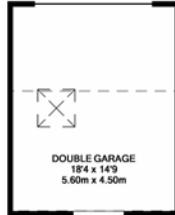
A paved terrace is perfect for alfresco dining or barbecues. The gently sloping rear garden backs onto fields and is fully enclosed with conifers and hedging to provide total privacy. Green house and 2 timber sheds.

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

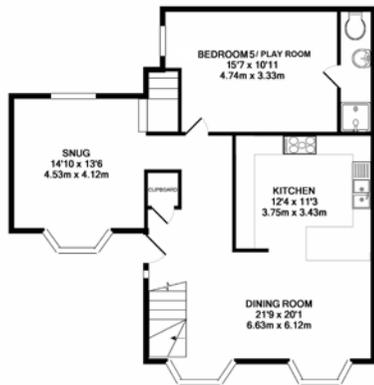




LOWER GROUND FLOOR
APPROX. FLOOR AREA 181 SQ.FT.
(81.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 762 SQ.FT.
(70.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 776 SQ.FT.
(72.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2807 SQ.FT. (260.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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2ND FLOOR
APPROX. FLOOR AREA 388 SQ.FT.
(36.1 SQ.M.)

AGENTS NOTES

Abbotskerswell is a highly sought after village with a charming ambience and strong community. It boasts a popular inn/restaurant, general store, church and a well-regarded primary school. Approximately 5 miles from Totnes and 2 miles from Newton Abbot with a wider range of facilities including schools, shops, superstores, hospital, race course and mainline railway station. In addition, its close proximity to the newly constructed A380 bypass ensure easy access to the M5 motorway and Exeter, the local coastal areas and the Dartmoor National Park. Daily buses also serve local secondary schools including Torquay Grammar Schools.

Tenure: Freehold

Local Authority: Teignbridge District Council- Currently band F

Viewings: Strictly by confirmed appointment with Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the 2nd exit straight ahead towards Totnes. Continue along the A381 and at the brow of the hill turn left into Abbotskerswell. Follow Manor Road down the hill into the village and the property can be found on the left hand side.

