



Woodpecker Cottage



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Coffinswell, Newton Abbot, Devon, TQ12 4SN

Newton Abbot 3 miles Torquay 6 miles Totnes 10 miles Exeter
18 miles

An exceptional thatched country home in the heart of a sought after South Devon village, set in almost 2 acres of grounds.

- Large Detached Home
- Kitchen Breakfast Room and Separate Utility Area
- Central, Yet Tucked Away Village Location
- Swimming Pool and Stables
- Four Bedrooms (Two En-suite)
- Three Reception Rooms
- Modernised to a High Standard Throughout
- Almost Two Acres of Garden and Grounds

Guide Price £1,250,000

SITUATION AND DESCRIPTION

Woodpecker Cottage is an exceptional thatched home, built in the 1980's. The property has undergone extensive renovation and modernisation, by the current owners over the years of their ownership. The property is centrally located in the highly sought after village yet also tucked away, sat elegantly in its well manicured gardens and further grounds divided into paddocks made up of just under 2 acres. The accommodation has been configured by the current owners to meet the needs of modern family living, with a fantastic kitchen breakfast room benefiting from a separate utility room along with three further reception rooms to the ground floor. All four of the bedrooms are spacious double bedrooms (two en-suite) with the principal bedroom comprising of a separate dressing room and large en-suite.

The picture postcard village of Coffinswell is situated amongst Devon's rolling hills. The village is located between the market town of Newton Abbot and the famous Victorian holiday destination of Torquay, also known as the English Riviera. Rural yet not isolated is very much the mantra of this wonderful property, situated amongst the unspoilt countryside and the rolling meadows, with far reaching open views. It is particularly well placed for Torbay Hospital and The Willows shopping centre. This attractive village offers a well-regarded public house, and a strong community centring around the many events held at the 12th century St Bartholomew's church, all in an idyllic countryside setting. At Newton Abbot the A380 is easily accessed at the Penn Inn roundabout providing access to Exeter in 20 minutes and the M5/M4 Motorway network beyond. There is an intercity railway station at Newton Abbot providing access to London Paddington.



ACCOMMODATION (GROUND FLOOR)

An oak frame storm porch with solid oak front door opens in the well appointed entrance hallway. Off the entrance hallway is a downstairs cloakroom with WC, wash hand basin and a window along with a highly useful separate, large cupboard for coats and shoes storage. Double doors lead through into the fabulous kitchen/breakfast room with a feature large island in the heart of the room. The large island incorporates storage units and a granite top with breakfast bar over hang, for casual dining and space for stools underneath. A country style dresser unit with glass fronted doors and further wall and floor mounted units with matching granite work surfaces compliment the island. A chimney breast to one end incorporates the five ring gas hob with extractor and lighting above. In line with the hob below are two large electric ovens side by side. An integrated dishwasher and a sunken sink with worktop drainer and a mixer tap over, is beneath a front aspect window and space for fridge freezer. An opening from the kitchen leads round to the separate utility room, where the storage units matching the kitchen continue with an integrated fridge/freezer, washing machine and sink beneath a window, at the end of the room. The main sitting room is also off the hallway and is a well appointed dual aspect room with French doors leading to the outside. A living flame gas fireplace with an attractive surround creates a central focal point to the room. The dining room is also off the hallway and provides ample space for a large dining table and chairs for formal entertaining and like the sitting room, has French doors leading to the outside. Off the dining room is the fantastic conservatory with a tiled floor, and a contemporary gas stove creates a central focal point to the room. The conservatory overlooks the immaculate gardens and grounds of the property and is a wonderful space to enjoy the rural surroundings, with the French doors opening out to the garden.

ACCOMMODATION (FIRST FLOOR)

An attractive oak staircase rises to the first floor from the entrance hallway. To one end of the landing bedroom three is a dual aspect double bedroom and bedroom four being a smaller double bedroom with a window overlooking the driveway and gardens. Bedroom two is a fantastic dual aspect room with Juliet balcony, looking out over the gardens and beyond with the benefit of a modern en-suite shower room, comprising of half tiled walls, corner shower enclosure, WC, wash hand basin, heated towel rail and window. The family shower room comprises of a large walk in shower, WC, wash hand basin, heated towel rail, window and half tiled walls. The principal bedroom is a very spacious dual aspect room with a Juliet balcony overlooking the manicured gardens and grounds. A large four piece en-suite bathroom comprising of a freestanding bath, separate shower enclosure, WC, wash hand basin, heated towel rail and a window. A door off the en-suite leads through to the dressing room with built in wardrobes providing ample storage.

GARDENS AND GROUNDS

The gardens and grounds of this exceptional home, are a true delight and are manicured in the classic English garden style with mature trees, established borders and large lawns. A gravelled terrace area can be accessed from the kitchen/breakfast room and also the conservatory, creating the ideal spot for an outdoor dining set for al fresco dining. Further large areas of lawn with well established trees, borders of seasonal flowers and shrubs enclosed by post and rail fencing, make up the beautifully presented gardens of this fine country home. An enclosed area of lawn with a gate from the driveway and paved path, leads up to the stables and storage shed. Further gravelled areas for seating lead up to a raised paved terrace with a hot tub overlooking the surrounding countryside and rear gardens. A pathway up the side of the main lawn leads to the swimming pool with a paved surround, with ample space for sun loungers, BBQ and outdoor dining sets. An outbuilding houses the filter system for the pool. The remainder of the grounds are divided into useful paddocks ideal for keeping livestock or for equestrian use if desired, with the benefit of the house overlooking its own grounds. A driveway sweeps around the front and to the side of the property where a large level parking area provides ample parking for multiple vehicles.

SERVICES

Mains electric, mains water, LPG gas and private drainage

VIEWING

Strictly by prior appointment with Stags on 01803 200160



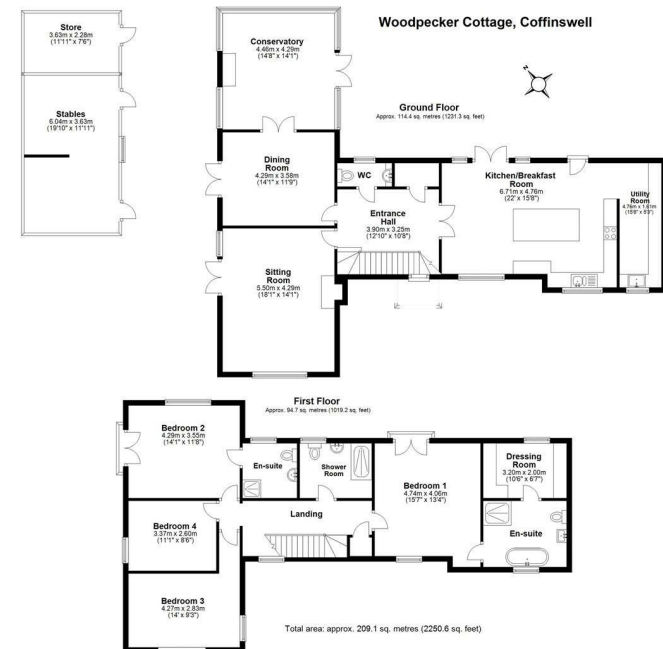


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	36
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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