

Willow Cottage

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, Newton Abbot, TQ12 5PB

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

An attractive and well-positioned thatched village property enjoying easy access to village amenities.

- Thatched barn conversion
- Convenient accessible location
- Ample reception space
- Plentiful off-road parking
- Freehold
- 1886sqft of accommodation
- Not-Listed period property
- 3 First floor bedrooms
- Charming courtyard garden
- Council tax band: E

Guide Price £515,000

SITUATION

Abbotskerswell benefits from a strong community atmosphere, having a highly regarded preschool and primary school with a Good OFSTED rating. There is a popular coffee & crafts shop as well as a thatched village Pub, Court Farm, is a 17th century Long House building with an exceptional reputation, and adjoins the beautiful, Grade 2 listed Medieval village church. Abbotskerswell also benefits from a park, tennis courts and 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 their comprehensive shopping and secondary 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 gorgeous Jurassic coast and water activities.

DESCRIPTION

Willow Cottage is a charming, thatched barn conversion close to the centre of the village. Enjoying a fine balance of a semi-rural village lifestyle and easy access to major A-roads, it can cater for those looking for a more peaceful and tranquil lifestyle that still require good commuting prospects.

Being offered to market with no onward chain, the property has been occupied by the same family since the late 1990's and has undergone improvements and modernisation in some areas while still offering opportunity for a buyer to put their own stamp on other elements of the dwelling. A benefit of the property is its extensive off-road parking at the front of the property while also featuring a charming courtyard garden and studio to the rear.







ACCOMMODATION

This beautiful barn conversion effortlessly combines historic character features with contemporary design, all under a thatched roof that has been professionally replaced within the last three years. The ground floor living space is exceptionally versatile, beginning with a spacious, dual-aspect reception room that serves as a welcoming introduction to the home, complete with exposed wooden beams and a gas-fired stove. This flows seamlessly into a second generous reception room, perfectly suited for formal dining and entertaining. A third reception room offers further flexibility, ideal for use as a home study or a tranquil sunroom.

The true heart of the home is the stunning kitchen and breakfast room, which is equipped with modern, high-end appliances, sleek countertops, and ample storage space. The breakfast area provides a casual dining spot, that leads into the garden room that creates a seamless indoor-outdoor connection. Practicality is well-catered for by a separate utility and boot room, which provides an alternative entrance to the property, alongside a convenient separate cloakroom with a W.C.

A staircase rises to the first floor, where the property boasts three well-appointed bedrooms, one of which features an en ensuite shower room comprising a small bath, wash basin and WC. Each bedroom beautifully showcases the unique historic charm of the building. The master bedroom is particularly light and airy, benefitting from a dual-aspect outlook. The two additional bedrooms are well-served by a modern family bathroom. From the first floor is access into the properties boarded loft, providing ample storage space.

OUTSIDE

The property is approached via a driveway providing convenient off-road parking, which offers parking for three to four vehicles.

To the rear, there is a enclosed private garden. This outdoor space features a wooden deck area leading to a paved patio area, ideally situated for outdoor seating/dining. In addition, there are raised beds providing ample space for a kitchen garden type space.

A detached timber-built studio provides a great multi-purpose space for those looking to have an area as a home office or separate snug from the dwelling. The studio features electricity and plumbing ensuring that this space features a gardener's loo and wash basin.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating. 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.

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.







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