

Coombefishacre Farm Cottage

Coombefishacre Farm Cottage, Coombefishacre, Newton Abbot, Devon, TQ12 5UQ







Ipplepen: 1.25 miles, Newton Abbot: 4.5 miles, Torquay (seafront) 6 miles.

A spacious, semi-detached, former farm cottage, in a charming rural hamlet in the South Devon countryside with a substantial outbuilding.

- Idyllic rural living
- No onward chain
- Scope for improvement
- 1419sqft of accommodation
- 2 Reception rooms
- 3 Double bedrooms
- Off-road parking
- Traditional outbuilding
- Freehold
- Council tax band: C

Guide Price £375,000

SITUATION

Coombe Fishacre is a picturesque rural hamlet nestled in the rolling South Devon countryside, offering a peaceful setting with the charm of a traditional Devonshire landscape. Surrounded by farmland and wooded valleys, it enjoys a wonderful sense of seclusion while remaining conveniently located for access to nearby towns. The popular market town of Newton Abbot is just a short drive away, providing a wide range of amenities, shopping, and mainline rail links. Totnes, with its vibrant arts scene and eclectic mix of independent shops and eateries, is also within easy reach. The South Devon coastline and Dartmoor National Park are both nearby, offering a wealth of leisure opportunities including walking, riding, and sailing. Coombe Fishacre is ideal for those seeking a tranquil village lifestyle within easy reach of the region's key transport routes and attractions.

DESCRIPTION

Coombefishacre Farm Cottage is an attractive period home, full of character and offering flexible living space. Not listed and semi-detached, it is available with no onward chain and presents an exciting opportunity for a buyer to personalise and enhance a generous interior, which extends to approximately 1,469 sq ft. Outside, the property benefits from a spacious garden and ample off-road parking. A particularly appealing feature is the traditional farm building included in the sale, having been used in recent history as a workshop and for storage, it offers plentiful opportunity, subject to the necessary consents.

ACCOMMODATION

The ground floor features two generously sized reception rooms, traditionally used as a sitting room and dining room. The sitting room enjoys a cosy atmosphere, centred around a fireplace with a wood-burning stove. At the rear of the house, the kitchen offers a range of base units, space for appliances and a breakfast table and access to a pantry cupboard.

Upstairs, the first floor comprises three well-proportioned double bedrooms along with the family bathroom, which includes a shower over the bath, a wash basin, and WC.

OUTSIDE

From the lane is tandem parking for two vehicles alongside the traditional agricultural building, this expansive space has been used in recent years for storage and as a workshop. There are two further useful storage spaces in the form of a lean-to at the side of the property and a stone former dairy building to the rear of the dwelling.

The garden extends from a small area of lawn to the rear of the dwelling, up some stairs to open out to a more formal garden. Lawn extends around flower and vegetable beds that are scattered with perennials and shrubbery.

SERVICES

Mains electricity and water. Shared private drainage with the neighbouring property. Oil fired central heating. Ofcom advises that there is limited mobile coverage and standard broadband available to the property.

AGENTS NOTE

There is a flying freehold between this property and its next door neighbours, with bedroom 3 sitting on top of the kitchen of the neighbouring property.

The property is subject to covenants. Interested parties should contact Stags Totnes for further information and clarification before proceeding.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

Take the A381 out of Totnes towards Newton Abbot, after approximately four and a half miles on your left hand side will be Ipplepen Business Park and the signs welcoming you to the village of Ipplepen, turn right shortly after this sign, signed Coombe Fishacre and follow this country lane under the railway bridge, past the Kennels and Pet Shop, past Coombe Fishacre Lane on your right and then the property can be find on the right hand side.

What3Words: ///notifying.tinny.drilling





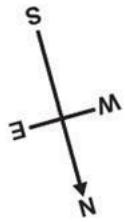


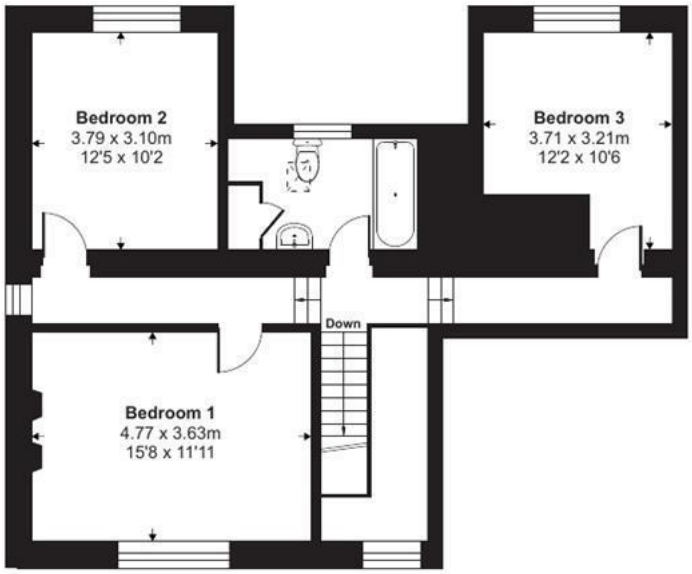




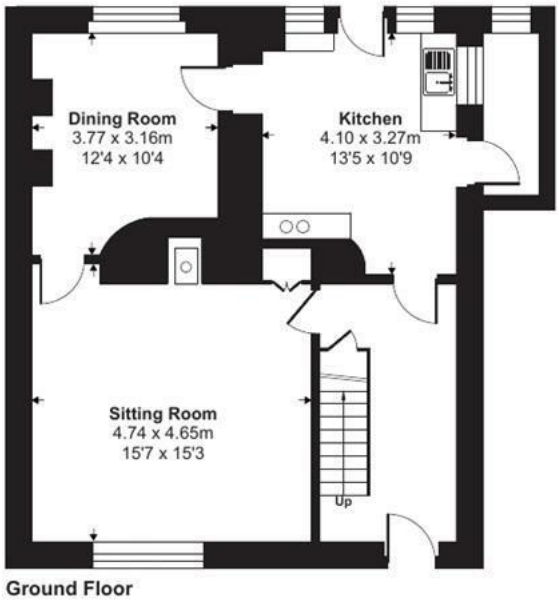
Approximate Area = 1419 sq ft / 131.8 sq m

For identification only - Not to scale





First Floor

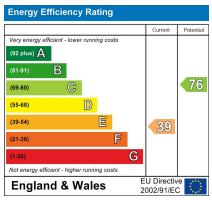


Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1318799

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STAGS



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