



Redland Lodge



# Redland Lodge

Hiller Lane, Nertherton, Devon, TQ12 4RP

Newton Abbot 1 mile, Shaldon 3 miles, Exeter 17 miles

An attractive detached bungalow in a pretty hamlet with wonderful far reaching views and additional 3.97 acres available separately.

- Well Presented Detached Bungalow
- Wonderful Far Reaching Views over Countryside
- Driveway Parking & Double Garage
- Situated on a Quiet Country Lane
- 4 Bedrooms (1 ensuite)
- Additional 3.97 Acres Available By Separate Negotiation

Guide Price £499,950

## SITUATION & DESCRIPTION

The property is located on a quiet country lane serving only five properties and turns into a bridle way in the small hamlet of Netherton. Netherton consists of a small group of mainly period houses and cottages surrounded by countryside yet conveniently situated between Newton Abbot and Shaldon near the River Teign Estuary. The nearby village of Combeinteignhead has a Church and two public houses. Beaches can be found at nearby Teignmouth and Shaldon with boating opportunities available on the Teign Estuary.

Very much an equestrian area, there are a network of bridleways and footpaths within easy reach. Newton Abbot is a bustling market town full of interest and with a range of shops and recreational facilities. There is a mainline railway station with direct links to London Paddington. Newton Abbot allows easy communication with the rest of the country; the A380 is approximately 1 mile away, allowing speedy access to Torbay, Exeter and the M5 motorway network beyond.

Redland Lodge is a well presented detached bungalow enjoying an elevated position which affords the property a wonderful view over the surrounding countryside. The property features light and airy reception space as well as four bedrooms (1 ensuite). Outside there is ample off road parking for several vehicles as well as a double garage. There are pretty front and rear gardens which overlook the neighbouring orchard and an additional 3.97 acres available by separate negotiation.



## ACCOMMODATION

The front door leads to an inner hallway which provides access to both the sitting and dining rooms. The sitting room is a wonderful light room with dual aspect windows including a bay window which enjoys superb far reaching views of the surrounding countryside. There is also a feature fireplace with a Hunter multi-fuel stove. Double doors open to the conservatory which benefits from a south westerly orientation meaning it is filled with light through the glazed roof for the majority of the afternoon. Double doors open to the private terrace making this a perfect spot for alfresco dining. The conservatory also provides power and plumbing for washing and drying machines. The dining room is of a good size and also enjoys the same bay window and view as the sitting room. The kitchen has a range of timber floor and wall mounted units with tile surrounds and features an integrated, electric eye level oven and fridge. There is space for a dishwasher and additional fridge/freezer. Leading from the kitchen is a rear porch with stable door opening to the terrace as well as space for appliances, additional storage and access to a cloakroom with WC, wash hand basin and gas central heating boiler. Next to the dining room is bedroom four which is currently being utilised as a study and features a lovely view of the front of the property.

A glazed door leads to a hallway which provides access to the further three bedrooms which will all easily accommodate a double bed. Here there is an airing cupboard housing the hot water cylinder and useful additional storage. Bedrooms two and three enjoy the same far reaching views over the front of the property whilst bedroom one has a smartly finished ensuite shower room with WC and wash hand basin as well as built in wardrobes. The remaining bedrooms are served by a partially tiled bathroom.

## OUTSIDE

The property is approached via a five bar gate leading to a smartly paved driveway which has parking for several vehicles. Here there is a double garage with power and light as well as an inspection pit for motoring enthusiasts. A stepped pathway leads from the driveway to the front door passing the pretty front garden which has a small of lawn and is bordered by well stocked beds and mature shrubs providing a good deal of privacy. There is also an ornamental feature fishpond with fountain. There are paths leading either side around the property to the rear terrace which has raised stone beds planted with flowers and mature shrubs providing a wealth of colour. There are two sheds and a greenhouse in an elevated position which has a magnificent view over the neighbouring orchard and across the surrounding countryside.

## LOT 1 - GUIDE PRICE £100,000

Located a short distance and within sight of the property is an additional 3.97 acres which is available by separate negotiation. The land is divided into two paddocks and has its own access directly from the road leading to Netherton. There are various outbuildings included in the sale including a stable, barn and garage.

## SERVICES

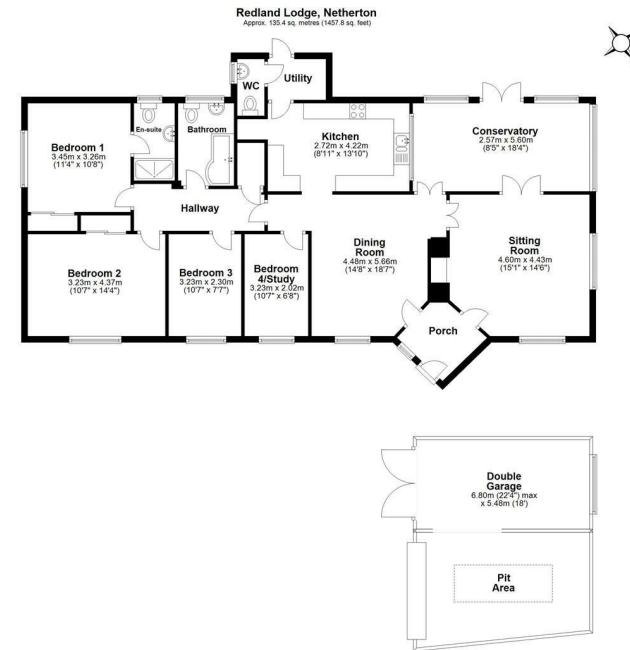
Mains electricity, water and drainage and bulk gas storage. Gas central heating.

## DIRECTIONS

From Newton Abbot and the Penn Inn roundabout take the exit for Combeinteignhead. Continue along this road for approximately 1 mile, then on entering Netherton take the first right turning and turn right again on to Hiller Lane. The property is the second on the right.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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