



Maddacombe Road, Kingskerswell

£795,000



WILLIAMS HEDGE
estate agents



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THE MEADOWS, MADDACOMBE ROAD, KINGSKERSWELL, NEWTON ABBOT, DEVON TQ12 5LT
Unique Lifestyle Opportunity | Potential for off grid/self sufficient lifestyle | In excess of 9
acres | Rural position | Detached three bedroom barn | Two static lodges
Detached restored barn | Viewing recommended

In a private position on the Rural outskirts of Kingskerswell, the property offers an idyllic setting with the potential for an off grid/self-sufficient lifestyle. Extending to over 9 acres the site is level and bordered on one side by the Aller Brook, enclosed by mature trees, hedgerow and ancient oak trees with a backdrop of fields and open countryside. The Meadows offers a unique opportunity for anyone wishing to escape to a more sustainable lifestyle yet within convenient proximity to nearby village amenities and transport links. The land is suitable for a variety of livestock and offers potential for equestrian facilities and is also a haven for local wildlife.

Accessed from Maddacombe Road, double timber gates open onto a driveway and into The Meadows which comprises a fantastic restored barn as the principal accommodation, two static lodges, a detached barn and other storage facilities. The land is predominantly pasture land divided into three main areas with the barn and garden and then two Paddocks. There is also a wildflower meadow, an orchard with wide selection of fruit and berry trees, a chicken run and area for bee keeping.

The barn itself is a unique building with an arched roof and has been superbly restored to provide comfortable living with a spacious kitchen/diner, utility, sitting room, three bedrooms and a bathroom WC. A particular feature of the accommodation is the arched ceiling which is vaulted internally and provides a superb feeling of space and light. The barn also offers double glazed windows with the sitting room and bedroom, one having double doors opening onto a front sun terrace well placed to enjoy the superb views across The Meadows. An early inspection is highly recommended in order to avoid disappointment and to appreciate this unique opportunity.

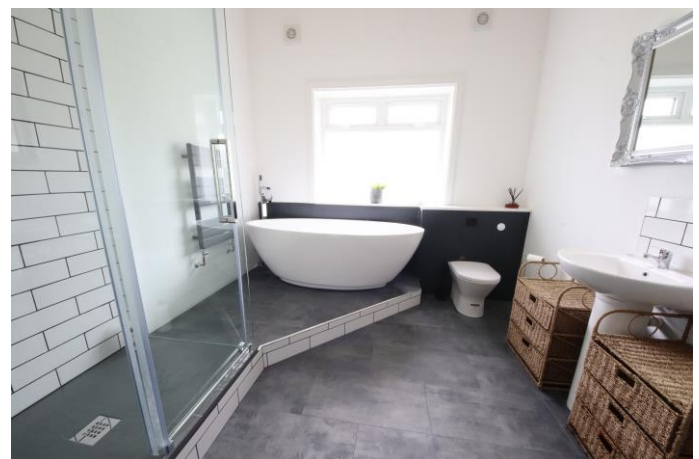
The village of Kingskerswell lies between Torquay and Newton Abbot and offers a range of local amenities including Coop/General store, Health Centre & Pharmacy, Hair Salons, public houses. Kingskerswell is also on a main bus route and offers superb transport links for Torbay and A380 for Exeter, M5 & beyond.

ACCOMMODATION

KITCHEN/DINER 16' 10" x 10' 5" (5.13m x 3.18m)
 Vaulted arched ceiling with light points, triple aspect with UPVC double glazed windows, door to rear. Fitted kitchen comprising base units with rolled edge work surfaces over, inset ceramic 1 1/2 bowl sink with mixer tap over, space for range style cooker, space for fridge freezer, radiator with thermostat control, wall mounted boiler, consumer unit. Door to **UTILITY** With light point, smoke detector, UPVC double glazed window to side, radiator with thermostat control, butler sink with cupboard below, plumbing for washing machine, storage cupboard, door to



BATHROOM 9' 5" x 9' 2" (2.87m x 2.79m) Vaulted arched ceiling, UPVC obscure glazed window, heated towel rail. Four piece suite comprising freestanding bath with waterfall tap over, large shower cubicle, pedestal wash hand basin, WC. Wall light points, extractor fan, access to mezzanine area for storage with light point.



SITTING ROOM 16' 10" x 11' 4" (5.13m x 3.45m)
 Vaulted arched ceiling, UPVC double glazed window to rear and UPVC double glazed doors to front opening onto patio and overlooking the surrounding meadows and countryside. Radiator with thermostat control, smoke detector, door to



HALLWAY 14' 11" x 8' 2" (4.55m x 2.49m) to L-Shape Wall light points, radiator with thermostat control, UPVC double glazed window to rear, doors to

BEDROOM ONE 13' 3" x 11' 4" (4.04m x 3.45m) Vaulted arched ceiling, suspended lights, smoke detector, radiator with thermostat control, UPVC double doors opening onto front patio and overlooking the meadows and surrounding countryside.



BEDROOM TWO 11' 5" x 8' 4" (3.48m x 2.54m) Vaulted arched ceiling, suspended lights, dual aspect with UPVC double glazed windows to front and side overlooking the meadows and surrounding countryside, radiator with thermostat control.



BEDROOM THREE 8' 2" x 7' 10" (2.49m x 2.39m) Vaulted arched ceiling, suspended lights, radiator with thermostat control, UPVC double glazed window to rear.

OUTSIDE The Meadows is approached from Maddacombe Road via timber gates into a large parking area sufficient in size for numerous cars or larger vehicles including trailers, boxes or a motorhome. To the front of the Barn is a lawned garden and sun terrace which is accessed from the sitting room and bedroom 1. The land is divided into three main areas with the barn and garden, two paddocks, a wildflower meadow and orchard.

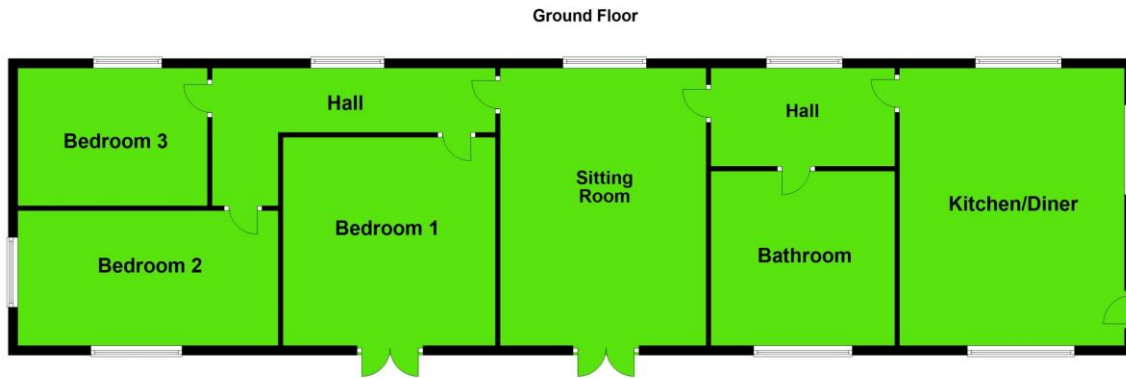


Age: Converted - Completed 2021 (unverified)	Postcode: TQ12 5LT
Current Council Tax Band: A EPC Rating: C	Stamp Duty:*
Electric meter position: N/A	Gas meter position: N/A
Boiler positioned: Kitchen - combi	Water: Meter
Loft: N/A	Rear Garden Facing:

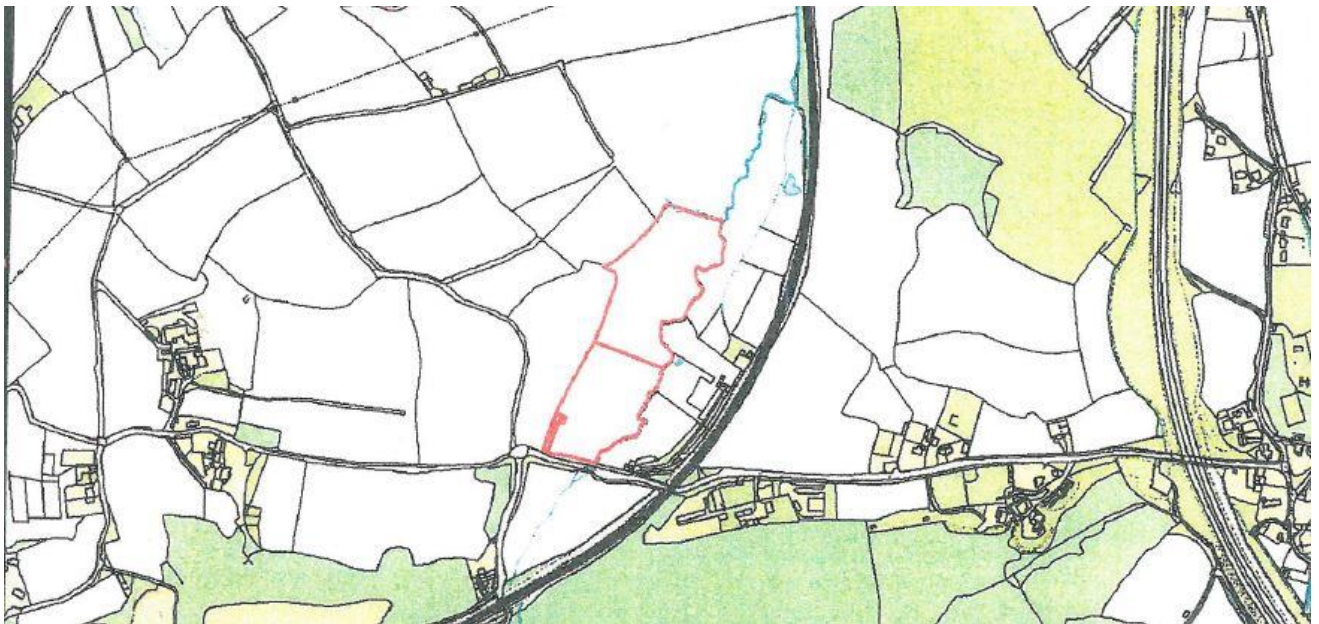
This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



The Site outlined in Red



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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