



Ingsdon, Newton Abbot

- Virtual Viewings also Available
- Smallholding/ Lifestyle Opportunity
- Grade II Listed Converted Mill
- 2 Separate Residential Properties
- 2 Attractive Grade II Listed Stone Barns
- Enclosed Plot of Approximately 1.7 Acres
- Individual Character Features
- Ample Off Road Parking

Guide Price:

£850,000

Freehold

EPC: Exempt

Mill Cottage, Ingsdon, Newton Abbot, TQ12 6NL - Draft

A rare and exciting opportunity to acquire an attractive smallholding with 2 residential properties, land and outbuildings. Situated just off the A383 Ashburton Road and approximately 2.5 miles from the market town of Newton Abbot, the property stands on an enclosed plot of around 1.7 acres including gardens and 2 fields with one boundary adjoining the River Lemon.

The Accommodation

The residential aspect of the property comprises a Grade II Listed mill now converted into 2 properties, sitting broadly in the centre of its plot, which are semi-detached to each other. Mill Cottage is a 2 bedroom property of character with large living room, modern kitchen and bathroom and is where the current owner resides. Miller's Cottage is currently used as a profitable holiday let and comprises a spacious house beautifully presented over 3 floors and including a large living room, modern kitchen, 4 double bedrooms and 2 up-to-the-minute bathrooms. Each property has either Air Source or Calor gas central heating systems, individual character features, and wood burning stoves.

Additional storage and outbuildings include 2 Grade II listed stone barns forming an L shape with each having 2 floors and approximate internal measurements of 13.5m x 4m and 10.5m x 4m. Having relatively new roof coverings, the barns are currently used for storage on the ground floors only and, subject to planning permission and any other required consents and approvals, offer tremendous potential for conversion. There is also a refurbished detached cart store and large open-sided storage barn. Ample secure parking is provided beyond the gated entrance to the property.

Location

The market town of Newton Abbot offers an attractive mix of high street brands and long-established independent traders as well as a wide selection of bars, coffee shops and restaurants. Excellent communication links are also on hand, with the town centre having a main line railway station and the A38 Devon Expressway being approximately 2.2 miles' drive away.

Gardens & Grounds

The plot extends to approximately 1.7 acres and comprises 2 fields; one currently used for sheep, more formal areas of garden and gravelled terrace. One boundary adjoins the River Lemon.

Parking

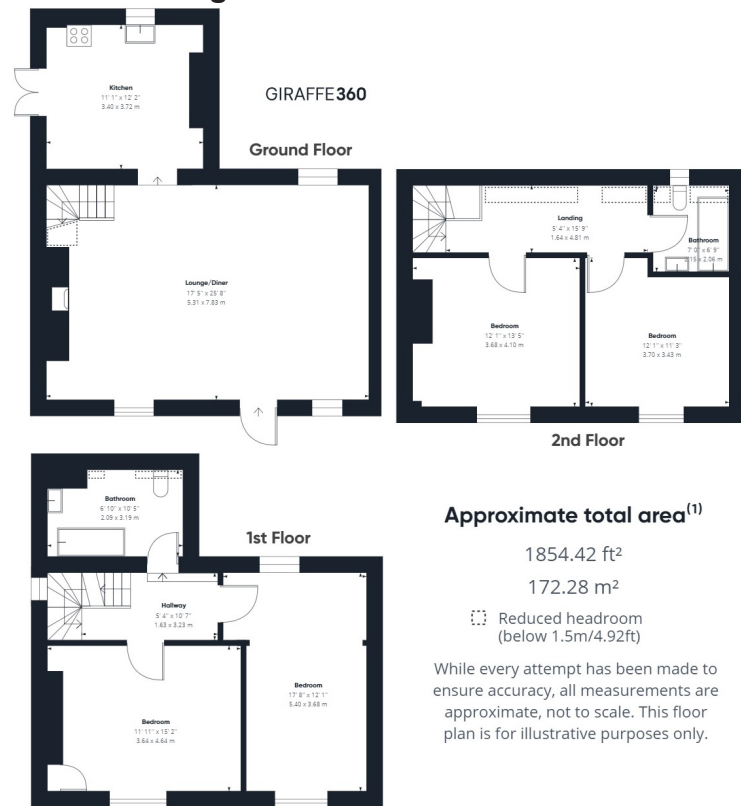
Gated driveway to courtyard providing extensive secure parking.

Outbuildings

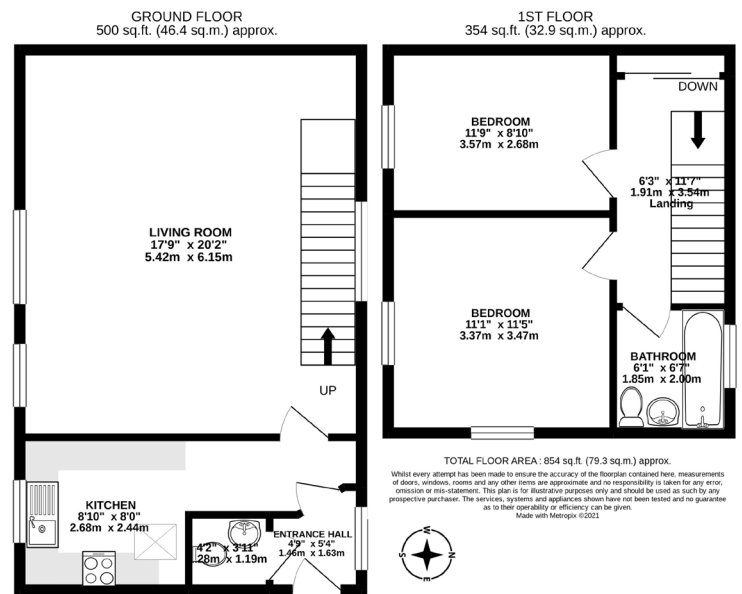
2 adjoining Grade II listed stone barns forming an L-Shape with 2 floors offering much potential for conversion (stp) and currently used for storage on the ground floor. Ancient cart store, recently refurbished. Open-sided storage barn.

FLOOR PLANS For Illustrative Purposes Only

Miller's Cottage



Mill Cottage



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m





Agents Notes

Tenure

Freehold

Services

Mains electricity. Mains water. Calor gas/Air Source heating. Septic tank.

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A383 Ashburton Road for approximately 2.5 miles and the property will be found on the left hand side just after the turning for Seale Hayne and opposite the turning for Ingsdon.

Mill Cottage Barn

