



## Combeinteignhead

- Virtual Tour/Online Viewings Available
- Stunning Open Views
- Individual Detached House
- 5 Bedrooms (Master En-Suite)
- 2 Reception Rooms
- Superb Plot & Gardens
- Ample Off Road Parking
- Desirable Rural Location

Guide Price:

**£800,000**

Freehold

EPC: D58

# Olana, Shaldon Road, Combeinteignhead, TQ12 4RR

Olana offers an exceptional combination of location and views. The size of the plot and accommodation are well balanced and its appeal is wide-ranging. If you are one of the many buyers seeking a superior home in the West Country, and a prime spot is top of your list, we recommend you view what's on offer here.

Situated on the fringes of Combeinteignhead, Olana is accessed via a private driveway leading to just one other home and occupies an enviable plot which adjoins open fields. You could move straight into this property without lifting a finger, or you could choose to add to the considerable 'wow factor' by making changes to suit your own personal taste. In this location, your investment is almost certain to yield an excellent return. Shaldon is just two miles away and boasts some of the most highly priced homes in the area. Those in the know invariably prefer Combeinteignhead as Shaldon can be overly busy in the summer. Combe offers many similar benefits, but is quieter. The attractive attributes of this desirable residence are too many to list, but the outstanding feature has to be the far-reaching panoramic view towards Dartmoor, The River Teign and surrounding countryside. Watching spectacular sunsets will become a regular event for the new owner. These can be enjoyed from the lounge, master bedroom and kitchen, in addition to the large terrace and many parts of the garden. The seasonally changing vistas take in the river, distant railway and beautiful countryside, including farmland and rolling hills. You can build a good house anywhere, but a great house with a view like this is a rare thing.

Suitable for discerning purchasers with a wide range of requirements including: a family home, tucked away retreat, holiday home, or in fact many others, this is a versatile property you will want to view in order to fully appreciate how it will lend itself to your individual needs.

## Location

Olana is located on the edge of the highly-desirable village of Combeinteignhead and is just a short stroll from The River Teign and the famous Combe Cellars Inn, itself on the banks of the picturesque river, flowing down to the coast and Teignmouth. Shaldon and Newton Abbot are within a short drive and offer a wide choice of shopping and leisure facilities in addition to Newton Abbot offering a mainline railway station.

## The Accommodation

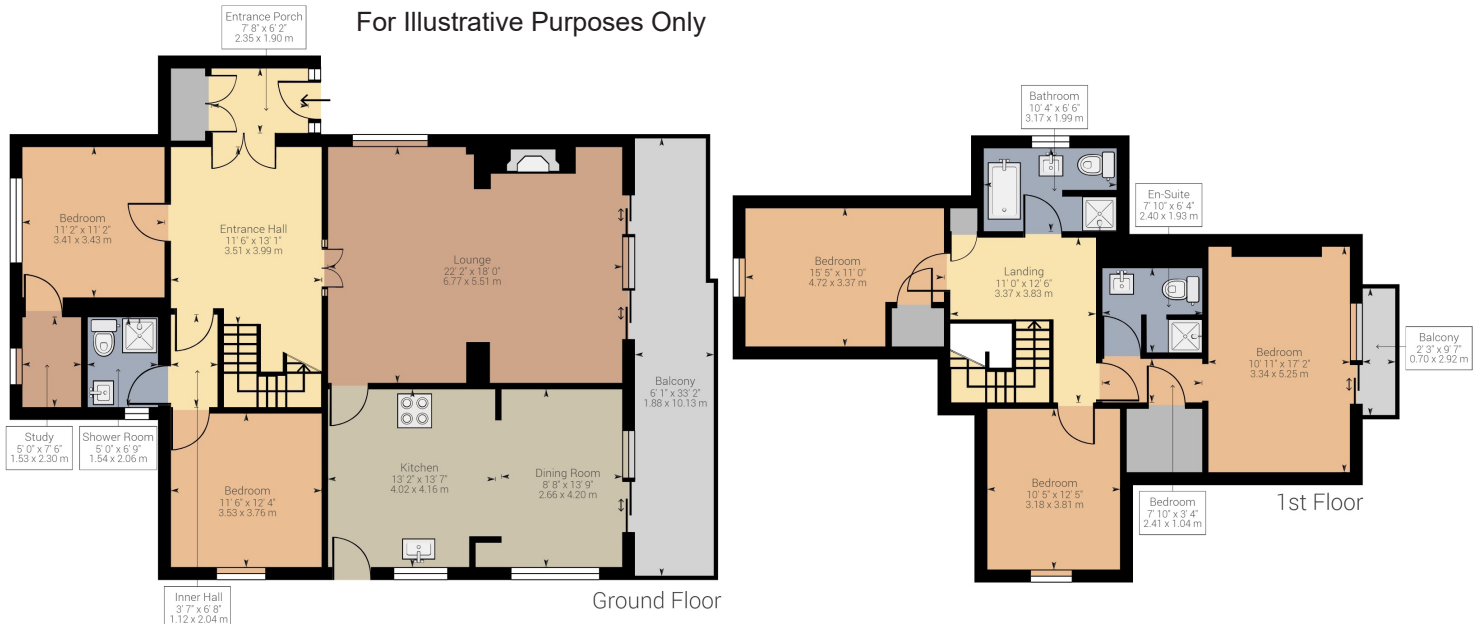
The accommodation on the ground floor comprises; entrance hallway with storage cupboard, spacious inner hallway from which there are stairs rising to first floor, well-proportioned lounge and smartly fitted kitchen/diner/family room opening to a large balcony with stunning views. Also on the ground floor are 2 bedrooms, a study and a shower room. On the first floor: galleryed landing, master bedroom with balcony, walk-in wardrobe and en-suite, two further bedrooms and family bathroom. Under the house there is a utility area and store.

## Outside

The gardens are beautifully cared for with manicured lawns, borders stocked with a wide variety of plants, ornamental pond, a secluded patio area and a vegetable plot. There is ample parking on the driveway for a number of cars.

## FLOOR PLANS

For Illustrative Purposes Only



Approximate net internal area: 2102.10 ft<sup>2</sup> (2329.38 ft<sup>2</sup>) / 195.29 m<sup>2</sup> (216.41 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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  $\pm$  0.1m





### Agents Notes

#### Tenure

Freehold

#### Services

Mains water. Mains electricity. Septic tank. Oil central heating.

#### Local Authority

Teignbridge District Council

#### Council Tax

Currently Band F

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

### Directions

From the A380 Penn Inn roundabout take the exit sign posted Combeinteignhead. Continue uphill on the Shaldon Road for approximately 2 miles and you will enter the village of Combeinteignhead. Pass the village hall and car park on your left hand side and keep left at Combe Garage. Just after the turning on the left for Coombe Cellars, the property can be found on the right up a smart white driveway which is shared with one other property.

### ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		