



Ogwell, Newton Abbot

- Virtual Tour/Online Viewings Available
- Individual Detached Family Home
- 4 Bedrooms (Master En-Suite)
- 2 Reception Rooms
- Kitchen/Breakfast Room & Utility
- Landscaped Gardens
- Village Location
- Off Road Parking & Double Garage

Guide Price:

£650,000

Freehold

EPC: D56

Canada Farm House, Canada Hill, Ogwell, TQ12 6AF

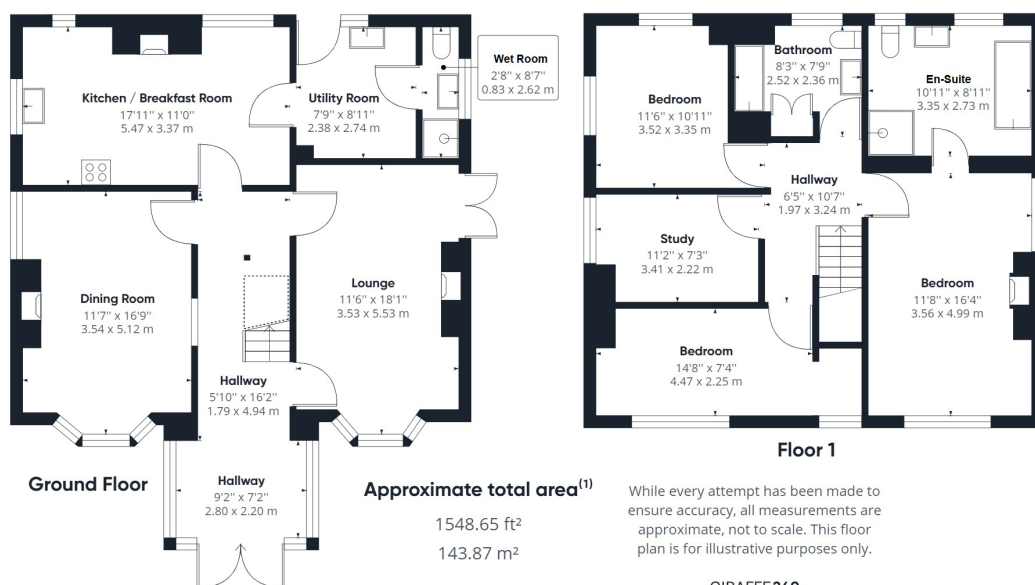
Canada Farm House is a stunning detached family home in a sought-after village location offering an abundance of charm and character. There are so many qualities to this wonderful home and it is a credit to the current owners as it is in show home condition throughout and viewings are highly recommended to appreciate all that the property has to offer.

Located on the edge of the highly-regarded, sought after and pretty village of East Ogwell Canada Hill is situated midway between new and old Ogwell. The village offers an old church, village hall, tennis court and popular inn (currently being rebuilt after fire) and with well-regarded Canada Hill primary school within half a mile, the house is also only around a mile from Newton Abbot's vibrant and well-served town centre with an abundance of shopping and leisure facilities, mainline railway station and good access onto the A38 and A380 linking Torbay, Plymouth and the Cathedral City of Exeter.

The Accommodation: A tiled open-canopied veranda and glazed double entrance doors lead to an entrance porch with vaulted ceiling, windows to either side, parquet flooring opening into the hallway with wooden flooring, stairs to first floor with storage area under, picture rail and multi glazed door to the lounge which is dual aspect with walk in double glazed bay window to front and French doors to side leading to the garden. With wooden flooring the lounge also has picture rail and a feature fireplace with space for electric fire. The dining room is also dual aspect with a walk in bay window to front and a further window to side, wooden flooring, feature brick fireplace with inset wood burner (not working) for effect only. The kitchen/breakfast room is superbly fitted with a Cook and Lewis modern range of wall and base units with solid wood worktops and matching splashbacks with one and a half inset bowl with a single drainer and mixer tap. There is an integrated double oven and halogen hob with extractor fan over and spaces for fridge/freezer and dishwasher. A recess with granite hearth and wooden beam over, beamed ceiling and is dual-aspect with two windows overlooking the rear garden and further window to the side enjoying a pleasant outlook. There is a useful utility room off the kitchen with floor cupboards, solid wood worktops, Belfast sink, integrated oven and spaces for appliances with window and part-glazed door to the rear garden. Off the utility room there is a wet room/cloakroom/WC with walk in shower, low level WC, vanity wash basin and obscure glazed window. On the first floor there is a good sized landing giving access to four bedrooms. The master bedroom is dual-aspect and has a feature fireplace with tiled hearth and a superb en-suite bath/shower room with freestanding roll-top bath, lovely shower cubicle, low level WC and pedestal wash basin along with wood flooring and two obscure glazed windows. Bedroom two is also dual-aspect, enjoying lovely rural views and also boasts a built in storage cupboard/wardrobe. Bedroom three has an outlook to the front and a useful recessed study area. Bedroom four is currently used as an office but is a lovely bedroom enjoying pleasant rural views. Lastly the bathroom has a panelled bath, low level WC, pedestal wash basin, wooden flooring, fitted cupboard and beamed ceiling. Oil fired central heating and double glazing are installed.

Outside: Off Canada Hill there is a tarmac driveway leading to the double garage and gravelled parking area suitable for several cars with a wide selection of shrubs to the side of the garage and an oil storage tank. Trellis fencing and gate give access to the front garden which has been well landscaped with stepping stone sand gravelled path leading to the front door along with an abundance of shrubs and plants. Double Garage with remote control roller door, courtesy door to side and internal stairs leading to a versatile room above which would make an ideal home office, play room or man cave.

To either side there is a paved seating area and gravelled path leading to the rear which is of a generous size and beautifully landscaped with a paved patio, paved dining area and further seating area with open canopy cover, summerhouse, level lawn and greenhouse with a wide variety of shrubs and plants. Paved stepping stone path with lawn and archways lead to a further summerhouse with paved patio to front suitable for alfresco dining and child's play area with swings and climbing ladder.



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 drainage. Mains electricity. Oil fired 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 Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Continue straight ahead along Ogwell Road and after the right hand turning into Margaret Road, Canada Farm House is the second property on the right.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		