



## Denbury

- Virtual Tour/Online Viewings Also Available
- Period Mid-Terraced House
- 5 Bedrooms
- Kitchen/Diner
- 2 Bath/Shower Rooms
- Cottage-Style Garden
- Village Location
- Early Viewings Recommended

Guide Price:

**£410,000**

Freehold

EPC: E41

# Waterloo House, 2 North Street, Denbury, TQ12 6DJ

Coming to the market for the first time in over fifty years, Coast & Country are delighted to offer for sale a unique and historic family sized house set in the heart of one of South Devon's premier villages. Waterloo House is situated on North Street in the centre of Denbury, just off the crossroads, opposite the Saxon church and war memorial, and just a short stroll from the well-respected Union Inn and local primary school. This property offers the buyers the chance to enjoy an historic house where the earliest records indicate its age to be an early Georgian. Having plenty of living space and a very private walled garden, if countryside living, plenty of space, period features and village life are what you seek, then this is a property you must view!

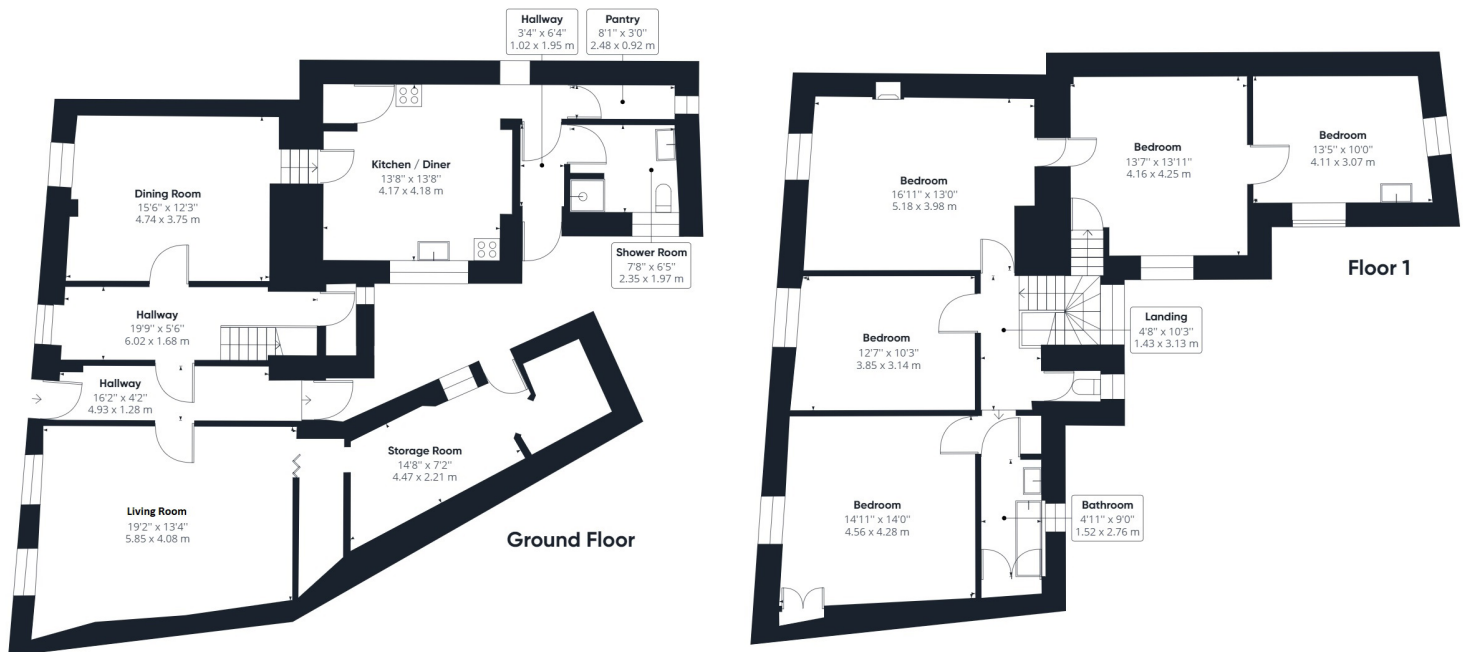
## The Accommodation

The house was once the village shop and this is reflected in its unique layout which on the ground floor includes two large reception rooms, two hallways and a large kitchen. All the rooms facing the front have large Georgian windows which have been updated to double glazing. To the front of the property is a good-sized room currently in use as a dining room, however it could be very versatile and would make a lovely lounge if a buyer wished. To the back of the property is the large kitchen/diner, a squared room which has plenty of natural light, Rayburn range cooker and room in the centre for a table. The room offers plenty of storage and to the rear of the kitchen is a larder offering a great deal of extra storage and access to the back garden with a shower room as well. The property has been very well loved over the years but would now benefit from a degree of updating.

Upstairs, the property boasts five double bedrooms, two of which are currently being used as reception rooms instead; the amount of space on offer at the property is truly staggering and if any buyer wished to create a separate annex within the property, there is much potential to do so, subject to all necessary consents and permissions. Two of these five rooms are currently laid out as twin rooms, one with a wash basin. The three rooms facing the front of the property all have large windows giving rural views across the village and there is also the family bathroom and separate toilet, both of which would also benefit from an update.

## Outside

Accessed via a stable door from the kitchen or from the inner hallway, the garden has a secluded courtyard area with its own potting shed and bin storage, leading up the steps the garden walls open out to a very pleasant and private rear garden. Mostly laid to lawn, there is also a patio area to the left with a veranda above offering shade from the summer sun.



Approximate total area<sup>(1)</sup>

2161.95 ft<sup>2</sup>

200.85 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 purposes only.

GIRAFFE360

## FLOOR PLANS

For Illustrative Purposes Only

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 electricity. Mains drainage. Mains water. 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. Continue straight ahead at the Ogwell roundabout and then turn immediately right into Denbury Road. Follow the road all the way to the crossroads and turn left for Denbury. Keep right at the green by the Union Inn. At the war memorial cross roads continue straight ahead into North Street and the property is immediately on your right.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		