



A substantial and unique family residence with an open plan kitchen/dining room, five bedrooms, master en-suite, a sunroom, extensive private gardens, a carport and plentiful parking, in a secluded yet convenient location

The Grange | Exeter Road | Newton Abbot | TQ12 2SF





PROPERTY TYPE

Barn Conversion
Freehold



SIZE

2,463 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Off Road Parking & Carport



OUTSIDE SPACE

Large Garden



EPC RATING

69 (C)



COUNCIL TAX BAND

E



in a nutshell..

- Modern fitted kitchen/dining room with Aga range cooker
- Generous living room with fabulous views over gardens
- Separate laundry and utility room
- Light and airy sunroom with multifuel stove
- Five bedrooms
- Master en-suite and walk-in wardrobe
- Large, modern family bathroom
- Private Southwest-facing gardens
- Dual occupancy potential
- Private yet convenient location





the details...

A substantial and unique family residence with five bedrooms, master en-suite, a sunroom, extensive private gardens, a carport and plentiful parking, in a secluded yet convenient location, a short walk to the shops, schools and amenities in the popular market town of Newton Abbot.

Inside, it is immaculately presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing (apart from the patio doors in the formal lounge) despite its generous proportions. Entrance to the property is via a porch with an attractive and durable tiled floor which continues throughout most of the ground floor. There is a cupboard for coats and shoes, and it flows into a hallway where there is a convenient stainless-steel sink, handy for rinsing muddy paws, and a staircase rising to the first floor with a cupboard beneath.

A superb sunroom is flooded with light from its dual-aspect windows, three skylights and French doors to the garden, a fabulous social space, with a contemporary multifuel stove making a nice feature focal point for the room, wonderful with a roaring fire on a dark winter night. The sunroom flows into a beautiful kitchen/dining room which has plenty of floor space for a dining table and seating for eight or more places, perfect for a dinner party or a family celebration. The modern kitchen has elegant solid-granite worktops, including a breakfast bar with a wine fridge underneath, perfect for casual dining, an Aga range cooker with feature lighting, a butler sink with a mixer tap, an integrated wine fridge, dishwasher and microwave, space for another range cooker, and loads of cupboard space within an extensive range of cream fitted units, complete with under-cabinet feature lighting. A rear hallway leads to a larder with tons of storage for groceries, a convenient ground floor cloakroom with a WC and basin, and utility and laundry rooms where there is plenty of space for white goods and plumbing for a washing machine and tumble dryer. From the kitchen/dining room, a door leads into another hallway with a second staircase to the first floor, and a couple of steps lead down to a hallway with a beautiful hardwood parquet floor beside a porch to what would have been the original front door, and the parquet flooring continues into a fabulous, formal living room, filled with light from a wide window and sliding patio doors with fabulous views over the beautiful gardens. Another multifuel stove makes a nice focal point, perfect for a cosy winter night.

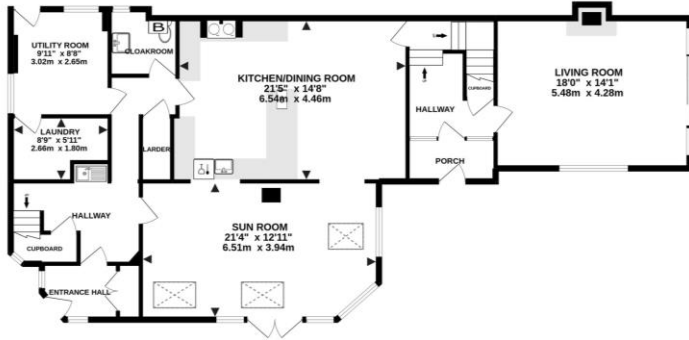
Upstairs, the master bedroom is a fabulous double filled with light from dual-aspect windows with wonderful views over the gardens. It has a walk-in wardrobe providing an abundance of clothes storage, and modern en-suite shower room with a drench shower, a WC, a pedestal basin, an illuminated mirror and chrome heated towel rail. There are four further light and airy bedrooms, three doubles, two of which have wash-hand basins, and a single which is currently used as a study, ideal for those working from home. These are served by a stunning modern family bathroom with a bath and shower attachment, a separate drench shower, a vanity unit with a basin and storage for toiletries, a hidden-cistern WC and a chrome heated towel rail, and a second shower room containing a shower, a WC and corner basin. The two end bedrooms can be closed off as an annex, with its own staircase and entrance, ideal for a family member requiring some independence.

Outside, the property sits on a level plot of approximately 0.75 of an acre, with the beautifully maintained, private gardens having manicured lawns bordered by well-stocked beds of mature plants, shrubs and flowers and several mature trees. Beside the sunroom is an extensive terrace of paving perfect for entertaining, be it a barbecue, alfresco dining or soaking up the sunshine, and Southwest-facing, it enjoys long hours of summer sunshine. A second paved terrace beside the living room provides an alternative, and more intimate venue for alfresco dining, beside a stunning Wisteria. A gate provides alternative access to the tarmac driveway where there is parking for approximately ten cars, beside a carport with lights and power providing covered parking for an additional two cars. There is also a large storage shed, and a garage for a ride-on lawnmower behind the carport. A viewing is essential to fully appreciate all this stunning property has to offer.



the floorplan...

GROUND FLOOR
1410 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 2463 sq.ft. (228.8 sq.m.) approx.

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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Sainsbury's Local 0.7 mile
Town centre: Newton Abbot 0.7 mile
Supermarket: Asda 1 mile

Relaxing

Beach: Teignmouth 6.9 miles
Park: Powderham Park: 0.4 mile
Newton Abbot Leisure Centre: 1.2 miles
Dainton Golf Club: 3.3 miles

Travel

Train station: Newton Abbot 1.1 miles
Main travel link: A380 1.2 miles
Airport: Exeter Airport 21 miles

Schools

Bradley Barton Primary School: 2 miles
Coombeshead Academy: 1.5 miles
Newton Abbot College: 1.2 miles
Stover School: 3.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 2SF**





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