

Elmfield Vicarage Hill, Kingsteignton, Newton Abbot - TQ12
3BA

£499,000 Freehold


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 **1 Bank Street**
Newton Abbot TQ12 2JL



Built between 1815 to 1821 this beautiful thatched property was extended during the Victorian period and this part of the property is slated. It is a semi detached house and is grade two listed.

This grade two listed property is full of character with plenty of features too. It offers spacious accommodation throughout and would make a lovely family home. The property offers room for improvement for some of the rooms, allowing you to put your own stamp on it.

A shared driveway brings you to the property with parking for three cars and a large garage with bi folding wooden doors.

Three steps lead down to the wooden and glazed front door which opens into the porch. The porch has tiled flooring and space for shoe storage. A further door opens into the large dining room.

The dining room is bright and airy with two large sash windows and solid oak flooring. There are doors to the lounge and side hallway.

The lounge is very impressive and has been tastefully decorated, it also has a slate flag stone floor. For the colder evenings it has a feature working fireplace. On top of this is a large, beautiful gothic bay window with leaded glass and working wooden shutters.

A second door opens into the rear hallway. This gives you access to the study/home office, the oval room and the cellar.

The study/home office is quirky with one curved wall and a gothic window with wooden shutters.

The oval room is perhaps the most impressive of all the rooms and not just because of its shape. It is full of character and even has a feature fireplace with a working fire, this is below an amazing gothic, stained glass window, again with wooden shutters. The chimney is angled to the left under the window allowing this incredible focal point in the room. Just as impressive are the beautiful stained glass French doors also with wooden shutters. These open out onto the veranda with cobbled flooring and give access to the rear garden.

The side hallway has a tiled floor and houses the boiler, there is plenty of space for coat storage and a useful storage cupboard for shoes. There is access from here to the kitchen, downstairs bathroom and through a wooden glazed door to the rear garden.

- Grade Two listed Thatched/Slated House
- Semi Detached Character Property
- Large Oval Room
- Large Lounge
- Spacious Dining Room
- Kitchen with Pantry Cupboard
- Four Bedrooms
- Two Bathrooms
- Garage and Parking
- Garden



The kitchen has an impressive slate flag stone floor, and a range of wall and floor units with contrasting worktops giving you plenty of workspace and storage. In addition to this is a useful pantry and a good size island with further storage and worktop space, this can also be used as a breakfast bar. Included is a range cooker, ideal for the larger families, and there is space for an upright fridge freezer and space and plumbing for a dishwasher. There are also two small roof windows and a window to the side allowing in plenty of natural light.

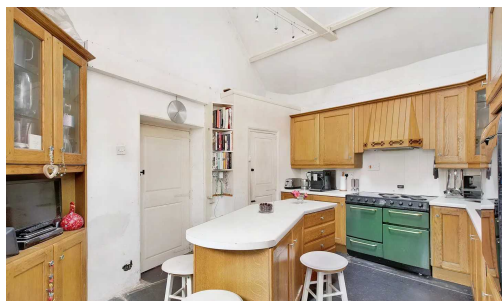
The utility room has a stainless steel sink, space and plumbing for a washing machine, space for extra freezers or fridges and two built in storage cupboards. There is a possibility of extending this room into the adjacent storage room in the garage. This would be dependant structural checks and change of use permission.



The down stairs bathroom comprises; corner bath with shower over, low level w.c a vanity basin and a frosted window.

Carpeted stairs rise to the first floor landing, where a roof window lets in natural light. There are doors to three of the four bedrooms, a storage room and and a hallway leading to the fourth bedroom and bathroom.

The principal bedroom is very large and located above the oval room. It also has curved walls and lots of character. A beautiful gothic window with leaded glass draws your attention as soon as you enter the room. A working fireplace and dark wooden flooring adds even more character to the room.



Bedroom two is a large carpeted double room also with a gothic window and feature working fireplace.

Bedroom three is a slightly smaller double again with a working fireplace, feature gothic window and a second door opening into the hallway nearer to the bathroom.



A large and useful storage room with built in cupboards gives you ample space for all your storage needs.

Along the hallway and down a small staircase, you will find the family bathroom and bedroom four.

Bedroom four is a carpeted double with a sash window overlooking the rear garden. The fireplace in this room is decorative only.

The family bathroom is a large room offering both a bath and separate shower. The bath is a double ended bath with tiled walls. The shower is a modern tower shower with various power jets, great for easing those aching muscles and has the same stylish tiles as the bath. To complement this is a pedestal basin, a low level w.c. and the all important airing cupboard.

There is also a good size cellar with three rooms and electrics. The first room is ideal as a playroom or craft room and has a door to the outside near the conservatory. The second room is currently used as a workshop and the third room was originally the Cider store and would now be ideal as a wine cellar with useful storage in place.





Sellers Insight

We bought this house 20 years ago because we fell in love with the amazing design and fantastic history. The house was originally a vicarage, and it was designed by the vicar's wife and based on a house in London which no longer exists.

We love the large rooms and it have been a great place for our family to grow up. The cellar can be used for a variety of uses. It has been a playroom/den, a home gym, a workshop and storage.

Our neighbours are lovely often bring around cakes, produce and plants

Ideal for access to the A380 but far enough away that we are not disturbed by the traffic. We are close to schools, pubs, shops etc but tucked away in an out of the way location. There are plenty of walks nearby and Hackney Marshes nature reserve is short stroll.

The oval room has been used as both a home cinema and a retreat from the family lounge. It opens out into the large enclosed garden, which we love, and we have spent many hours enjoying both it and the patio area for parties and family barbeques.





Measurements

Oval Room - 23' 11" x 17' 10"

Lounge - 22' 4" x 14'

Dining Room - 16' 8" x 13' 1"

Kitchen - 14' 8" x 11' 7"

Utility - 9' x 6' 11"

Study/ Office - 15' 3" x 9' 4"

Bathroom - 8' 1" x 7' 9"

Cellar Rooms - (1) 18' 4" x 17' 10" - (2) 17' 10" x 6' 6" - (3) 17' 10" x 11' 1"

Principal Bedroom - 21' 11" x 17' 10"

Bedroom Two - 14' 6" x 11' 6"

Bedroom Three - 14' 1" x 11' 5"

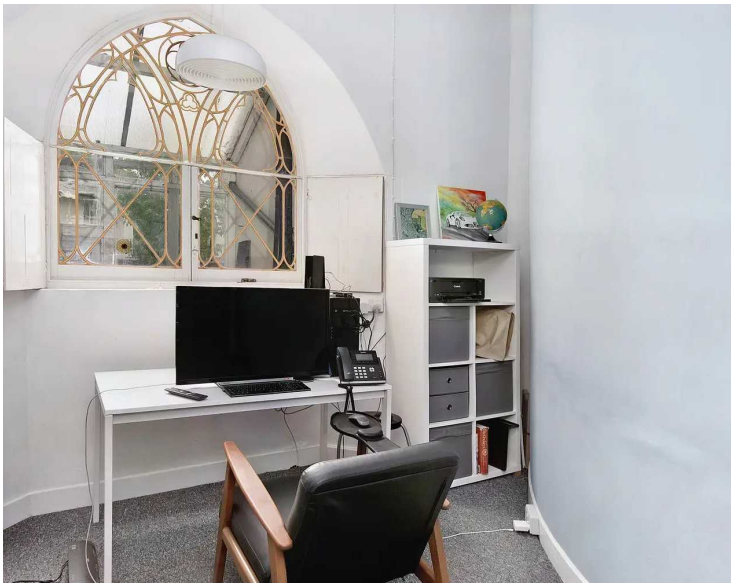
Bedroom Four - 14' 2" x 11' 6"

Family Bathroom - 12' 8" x 11' 10"

Useful information

Electric, gas and water all connected.

Broadband download speeds up to One Gb according to Virgin Media



Garden

The enclosed rear garden is a good size and very private. Just outside the Oval Lounge French doors, is a curved cobbled area with a thatched veranda above, ideal for sitting under on the hot sunny days or just reading a book. Just around the corner is a large patio area with slate chippings. This is useful for outside entertaining or just relaxing in the sunshine. There is also an external conservatory which is in need of a full restoration and is currently used for storage. The main garden is laid to lawn, bordered with beds containing flowers, plants and shrubs on one side and a mixture of vegetables, fruits and flowers on the other side. At the bottom of the garden is a wooden shed which can house all your gardening equipment. There is also an Apple Tree and a False Acacia tree offering some shade at the bottom of the garden.



Garage

4 Parking Spaces

A shared driveway leads to the property where there is a tarmac and gravel parking area for three cars. There is also a large garage with bi folding wooden doors offering parking for another vehicle, this also has a small storage room adjacent which backs on to the utility room and may be an ideal project for someone who wants to increase the inside space.

Grade 2 Listed Building. Character property built approximately 1815 to 1821 This Semi Detached partially thatched and partially slated house is full of character. It has four bedrooms, two bathrooms and three reception rooms plus a study and a utility room. Garage, parking and gardens.

Council Tax band: F

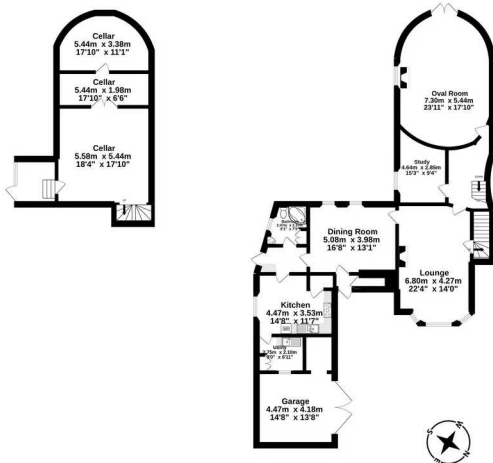
Tenure: Freehold



Basement
65.3 sq.m. (701 sq ft.) approx.

Ground Floor
182.3 sq.m. (1747 sq ft.) approx.

1st Floor
118.5 sq.m. (1286 sq ft.) approx.



TOTAL FLOOR AREA : 347.0 sq.m. (3735 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage 10/2022



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	