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ESTATE AGENTS

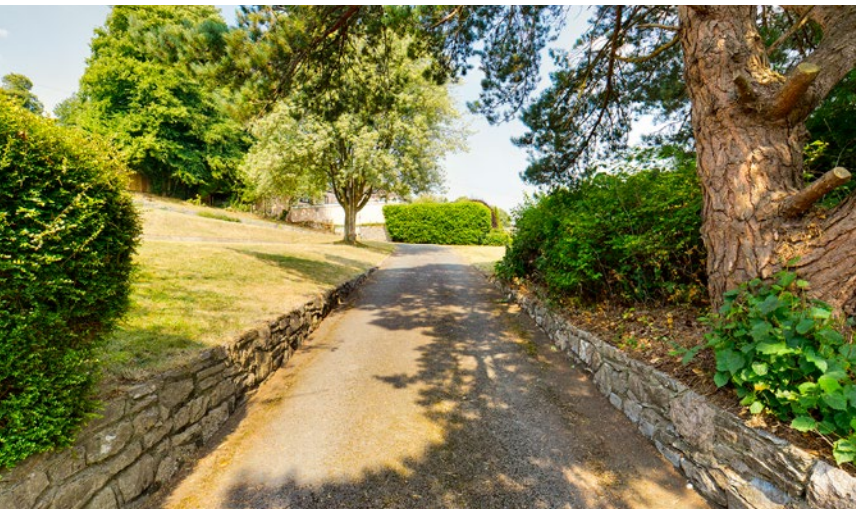
Lavender Cottage, 26 Coach Road
Freehold



Lavender Cottage, 26 Coach Road, Newton Abbot, TQ12 1EL

Individual style and extensive accommodation in a first class location.

- Video Walk-through Available
- Beautiful Detached Residence
- Generous Living Space with Views Over the Gardens
- 5/6 Bedrooms & 3/4 Reception Rooms
- Large Fitted Dining/Kitchen with Range Cooker
- Master Bedroom En-Suite
- Over Half an Acre Plot
- Detached Double Garage
- Private Southwest Facing Gardens & Sweeping Drive
- Only Half a Mile from the Town & Station



This delightful 1920s detached family home features five first floor bedrooms, situated on a 'double plot' of over half an acre of outstanding gardens. Situated on exclusive Coach Road, itself on the southern-facing lower slopes of coveted Wolborough Hill, the property is in a prime location. Behind its own gated driveway, sweeping up through the wonderful landscaped gardens to the house, the driveway and detached double garage provide plenty of parking with the trees ensuring privacy. Wrapping around two sides of the property is a wonderful large patio terrace, perfect for enjoying the sunny aspect and an ideal space for outside dining and entertaining. From the terrace you have access to a very useful storage area.

Wolborough Hill is around half a mile's walk from the vibrant town centre, with plenty of high street branded retailers and long-established independent traders, coffee shops, restaurants and bars. This is supported by an excellent selection of state primary and secondary schools, private schools and leisure facilities. For the commuter, half a mile's walk away is the mainline railway station, with direct and connecting services to most parts of the country, including an express service to Paddington in just over 2 ½ hours.

ACCOMMODATION

The accommodation begins with the entrance hallway featuring wooden flooring and access to the principal rooms. The lounge features a multi-fuel wood burner with an exposed brick surround, and in-built cabinets either side, enjoying a dual-aspect outlook over the surrounding countryside. A further family room divided into two sections via an archway has Karndean flooring and a further multi-fuel wood burner. A door opens into the sun room which offers superb views and sliding double doors leading out onto the terrace. Continuing through the hallway you have access to a superb kitchen/dining room

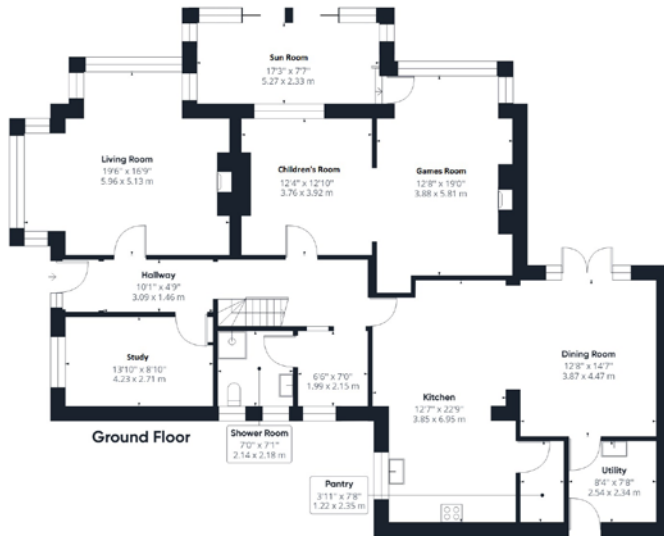
which forms part of an extension. The kitchen area comprises of a range of matching wall and base level units with granite work surfaces and a mixer tap Belfast sink and integrated drainer. A free-standing range cooker, complements the built-in appliances of a further oven, and dishwasher including space for a fridge/freezer. There is an island unit with additional storage, continued granite work surfaces and space for stools beneath and a useful larder cupboard with shelving. The dining area is spacious and benefits from double doors which give access to the sheltered terrace enjoying the views. A utility room features further work units, a stainless steel mixer tap, sink and drainer, space and plumbing for a washing machine and tumble dryer and has a door to the rear of the property. From the entrance hallway you will also find a study with the flexibility of creating a downstairs bedroom if required, and completing downstairs there is an additional area that could be utilised as a study and a modern fitted shower room with a suite comprising a low level flush WC, pedestal wash hand basin and corner shower.

On the first floor, accessed via the spacious part-galleried landing, you have access to five double bedrooms. The master bedroom, is a very bright and spacious room with a dual-aspect outlook enjoying the views and a superb en-suite bathroom with WC, two pedestal wash hand basins with storage beneath, a corner bath and separate shower. The further four bedrooms are all well-proportioned double bedrooms, featuring built-in wardrobes and large windows creating light spaces. A family bathroom is also located on this floor with a panelled bath, separate shower, WC and pedestal hand basin. From the landing you have an airing cupboard housing the hot water tank.



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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





Approximate total area⁽¹⁾
 2925.68 ft²
 271.80 m²

(1) Excluding balconies and terraces
 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

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council

Currently Band G

Services

Mains water. Mains drainage. Mains gas. Mains electricity.

Viewings

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

DIRECTIONS

From the Penn Inn roundabout at Newton Abbot keep in lane for A381 for Totnes / Town Centre. Turn left into Forde Park. At the junction at the end of the road continue straight ahead into Coach Road. The property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		