



A rare opportunity to purchase a substantial family home, located in the exclusive development, with five bedrooms, master en-suite, a courtyard garden, parking, and far-reaching views from the topfloor

14 Highwood Grange | Newton Abbot | TQ12 1QS





PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

1,832 sq ft



LOCATION  
Town



AGE

Victorian (1837 – 1901)



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating &  
Wood Burning Stove



PARKING

Off Road Parking



OUTSIDE SPACE

Patio



EPC RATING

66 (D)



COUNCIL TAX BAND

E



### in a nutshell...

- Spacious & versatile accommodation over four floors
- Generous kitchen/dining room
- Light and airy living room with wood-burning stove
- Four/five bedrooms
- Family bathroom, master en-suite & toilet
- Extensive eaves storage space
- Breath-taking, far-reaching views
- Paved courtyard garden
- Allocated off road parking







## the details...

A rare opportunity to purchase a substantial family home, located in the exclusive development of Highwood Grange on Wolborough Hill, Newton Abbot, with five bedrooms, master en-suite, a courtyard garden, parking, and far-reaching views from the top floor.

Converted in 2007 from a large Victorian villa, this deceptively spacious property is arranged over four floors offering spacious and versatile accommodation, ideal for a family, is well-presented throughout and benefits from gas central heating.

The accommodation comprises of, on the ground floor, a fabulous, modern kitchen/dining room with a loads of worktop and cupboard space, including a matching island with a breakfast bar perfect for casual dining, and with plenty of space for a dining table and seating, ideal for any occasion, and a separate utility room with plumbing for a washing machine and tumble drier, beside an under-stairs cupboard.

On the first floor is the entrance hallway with a staircase to the upper floors and a small boiler cupboard, an inner hallway with a convenient cloakroom and stairs down to the kitchen, a spacious living room with a glazed door and windows to the courtyard garden and a fireplace with a wood-burning stove that makes a nice feature and focal point for the room, and off the entrance hallway is a spacious double bedroom/reception room with loads of light from a window to the front.

On the second floor there are two bedrooms, the master which is a huge double with an en-suite shower room and airing cupboard and loads of light from a large Gothic-arched window to the rear from where there are fabulous views over the town, and an excellent double bedroom with a built-in wardrobe and a sash window to the front, and a family bathroom containing a corner bath with a shower over, a WC and a pedestal basin.

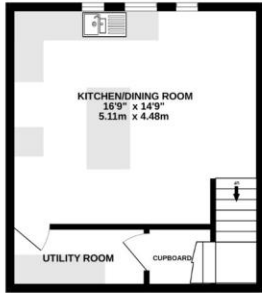
On the top floor there are two further double bedrooms, one having breathtaking, far-reaching views over the town and racecourse and a door leading to an extensive eaves storage space, and the top floor landing is flooded with light from a skylight above the stairs.

Outside, there is a paved courtyard garden with a wrought-iron balustrade, making a wonderful venue for a barbecue or alfresco dining. A path leads around the side of the property to a gate to the front providing alternative access and a gate at the rear leads onto steps down to the parking area where there is one allocated space at the rear. Further parking is also available at the front of the property.

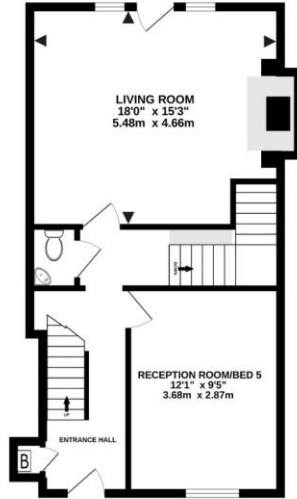


# the floorplan...

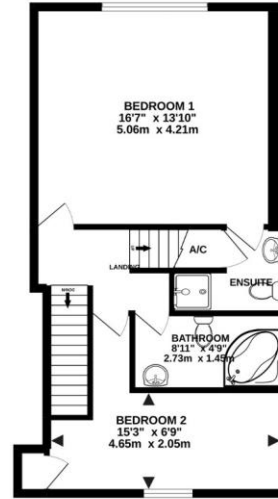
GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



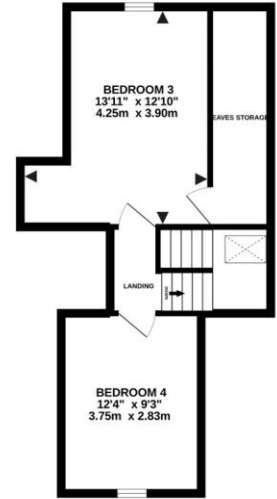
1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



3RD FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## 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 0.6 mile

Town centre: Newton Abbot 0.6 mile

Supermarket: Asda 0.9 mile

## Relaxing

Beach: Teignmouth 7.1 miles

Park: Bakers Park: 0.8 mile

The Gym Group: 0.8 mile & Leisure Centre: 2.7 miles

Dainton Golf Club: 3.3 miles

## Travel

Train station: Newton Abbot 1 mile

Main travel link: A380 1.2 miles

Airport: Exeter Airport 20.1 miles

## Schools

Bradley Barton Primary School: 2 miles

Coomeshead Academy: 1.5 miles

Newton Abbot College: 1.2 miles

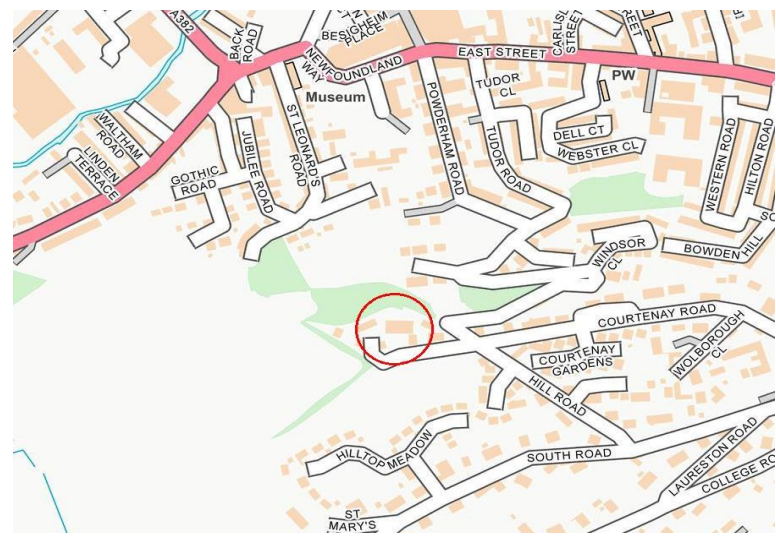
Stover School: 3.5 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 1QS**

## how to get there...

From our Newton Abbot office on Queen St turn left onto Prospect Terrace and at the end of the road turn left onto Torquay Rd (A381). Turn left onto Church Rd and take a slight left, continuing on Church Rd. Turn left onto Courtenay Rd and at the end of the road turn right, continuing on Courtenay Rd and follow the road round to the left. Continue straight ahead onto South Rd and turn right again, continuing on South Rd. Take the first right turn onto Hill Rd. At the end of the road turn left onto Courtenay Rd and take the first right turn onto Highwood Grange, where the property can be found.







Need a more complete picture? Get in touch with your local branch...

Tel [01626 362 246](tel:01626362246)  
Email [newton@completeproperty.co.uk](mailto:newton@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
79 Queen Street  
Newton Abbot  
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**