



- A DETACHED PROPERTY IN A PRETTY HAMLET SETTING WITH A PLOT OF AROUND 1.3 ACRES
- AVAILABLE TO THE MARKET FOR THE FIRST TIME IN MANY YEARS
- THE HOUSE IS IN A STATE OF SIGNIFICANT DISREPAIR/DERELICTION
- THREE RECEPTIONS AND 4 BEDROOMS
- GARDENS, FORMER ORCHARD, COURTYARD AND EXTENSIVE PARKING
- RANGE OF OUTBUILDINGS AND DERELICT GREENHOUSES ETC
- EXPANSIVE Paddock ADJOINING A GREEN LANE/BRIDLEWAY
- IDYLIC RURAL SURROUNDINGS

Stoke Road, Stokeinteighhead, TQ12 4QR

Guide Price £550,000

A detached property requiring complete renovation/rebuilding set in an idyllic rural hamlet setting with a south-west facing plot extending to around 1.3 acres. The property is former market garden and is available to the market for the first time in many years. There are a range of outbuildings, extensive parking, gardens, an orchard and a paddock.

Property Description

LOCATION

The Knut House has an appealing country lane approach and occupies a "tucked away" position in the idyllic Hamlet of Gabwell, which sits just outside the popular village of Stokeinteignhead. Stokeinteignhead is a picturesque village characterised by a number of pretty cottages set in a lovely rural valley. The village lies around 1.5-miles west of the Teign Estuary and the village of Shaldon, as well a similar distance from the pretty village of Maidencombe, which has a sandy beach and access to the wonderful South West coast path. Stokeinteignhead has a 14th Century Church and amenities include a well-regarded Primary School, a village stores, the popular Church House Inn, a community shop and a modern village hall. The village is also surrounded by a good network of green lanes and bridle paths, making for good walking and hacking. The resort of Torquay lies around 6-miles to the south with its yachting marina, hospitals, the renowned Grammar Schools, promenades, grand hotels and wide range of facilities. There is a mainline rail link to London Paddington around 3-miles away at Teignmouth and the Cathedral City of Exeter with its international airport, fine dining and shopping at the Princesshay Centre is just over 20-miles away via the A380.

DESCRIPTION

Available to the market for the first time in many years, The Knut House is a former market garden with gardens and grounds extending to around 1.3 acres. The plot is bordered by a bridleway/green lane on one side, providing good opportunities for hacking and walking etc. The chalet-style house has fallen into significant disrepair in recent years and is currently uninhabitable however, the accommodation within the house comprises three receptions, a kitchen, four bedrooms arranged over two levels and two bathrooms. Additionally there are external stores and cellar rooms. In addition to the house there are a range of outbuildings, with a large garage, external stores and a range of derelict greenhouses and sheds etc. The grounds comprise well-orientated gardens surrounding the house itself, an orchard and an area of hardstanding provides extensive parking. Additionally there is an under cover brick-paved courtyard and an expansive paddock which, in addition to providing practical possibilities for livestock etc is a beautiful spot to contemplate the idyllic surroundings.

From the lane a lychgate opens to a path with steps rising to a front terrace. A path at the side of the property leads to an open





entrance porch which in turn leads into a **LOBBY AREA/OUTHOUSE** with panel doors to stores and an opening to a....

UTILITY SPACE

With an enamel sink and concrete steps rise to the....

KITCHEN

With a rear facing sash window and some basic units with a double drainer stainless steel sink unit.

INNER HALLWAY

An open inner hallway with door to a porch that in turn opens to the front terrace.

RECEPTION ROOMS

To either side of the open hallway are **RECEPTION ROOMS** with bay windows having inset French doors and enjoying good views over the surrounding area towards meadows and countryside. There is a fireplace with grate for open fire, a feature arch and a door to an under stairs store cupboard. Further door to....

GROUND FLOOR BATHROOM

Having a panel bath with shower over, a WC, a pedestal wash hand basin and a rear facing window.

FURTHER INNER HALLWAY

With stairs to the upper floor and panel doors to the remaining ground floor rooms.

DINING ROOM/MUSIC ROOM

Having a bay window with inset multi-paned French doors and a panel ceiling. Fireplace with raised hearth, small brickwork surround and a log burning stove.

GROUND FLOOR BEDROOM ONE

With a side facing window, a picture rail and glazed double doors opening to a pathway at the rear. Wash hand basin.

GROUND FLOOR BEDROOM TWO

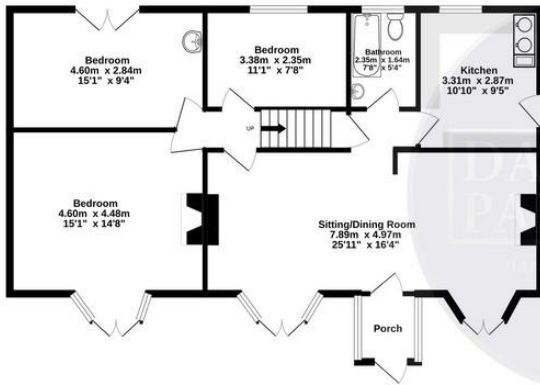
With a corner mounted wash hand basin and a rear facing part opaque glazed sash window.

FIRST FLOOR LANDING

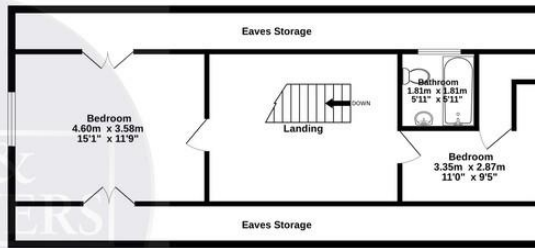
With night storage heater, a balustrade around the stairwell and doors to....



Ground Floor
86.8 sq.m. (935 sq.ft.) approx.

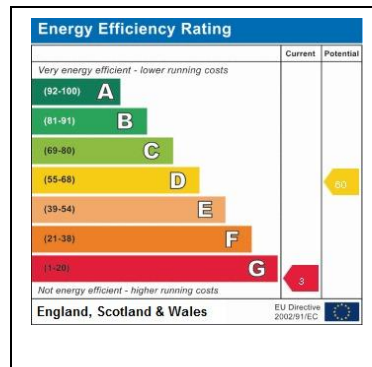


1st Floor
69.1 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA : 155.9 sq.m. (1678 sq.ft.) 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.
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FIRST FLOOR BEDROOM ONE

With sloping ceilings, a side facing opaque glazed window and extensive shelving.

FIRST FLOOR BEDROOM TWO

Also with sloping ceilings, a side facing window, built in shelving, a chest of drawer unit and a cupboard.

FIRST FLOOR BATHROOM

With a panel bath having a tiled surround, a pedestal wash hand basin, a WC and a rear facing window.

OUTSIDE

Outside to the front of the property there are gardens that have been recently cleared with a south west orientation. There is external access to an undercroft/cellar, as well as a further store set below the front terrace. The front garden extends around both sides of the property and there are mature bay trees, bamboos and a mature palm etc. Outside to the rear of the property there is an area of expansive garden, formerly having been an orchard with some remaining fruit tree and mature trees on the boundary. There is also a large derelict shed/store. Gated access from the approach lane opens onto a large **PARKING AREA**. There is a brick-paved under cover courtyard with a range of brick and block-built outbuildings, as well as a large **GARAGE**. Adjoining the parking area there are a range of large derelict greenhouses. Beyond here the additional grounds are approached, which have a range of mature trees. These grounds open to the paddock, which is enclosed by natural boundaries, a Devon bank and fencing, along with a five bar gate which opens onto a bridleway/green lane.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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