



- A BEAUTIFUL DETACHED PERIOD PROPERTY
- ENTRANCE PORCH, ENTRANCE HALL
- SITTING ROOM WITH FEATURE FIREPLACE
- SPACIOUS KITCHEN/DINING ROOM
- FOUR GOOD SIZED BEDROOMS (TWO WITH EN-SUITES)
- GOOD SIZED FAMILY BATHROOM
- LOVELY VIEWS, PARKING AND GARAGE
- ATTRACTIVE GARDENS WITH THE PLOT BEING AROUND 1/4 OF AN ACRE

Forches Hill, Stokeinteighhead, Newton Abbot, TQ12 4QX £650,000

A beautiful detached period residence set close to the heart of this picturesque near-coastal village. Sitting room with feature fireplace, large kitchen/dining room and ground floor bedroom/study with en-suite shower room. Three further good-sized bedrooms (one with en-suite.) Family bathroom, lovely views, parking and garage. Lovely landscaped gardens.



Property Description

DESCRIPTION

Ashbrook Cottage is a particularly lovely, detached period property with classic external aesthetics having rendered elevations beneath a recently replaced Devon thatch. The property has characterful and appealing, three storey family-sized accommodation. At ground floor level an entrance porch opens to a welcoming reception hall and there are character beams and panel doors through much of the property. The sitting room is a particularly lovely space with exposed stone-work to one wall and an Inglenook-style fireplace with log burning stove. The kitchen/dining room is a spacious room and a good "hub" for the house and, set at the rear of the property at ground floor level there is a spacious bedroom with a vaulted ceiling and a modern en-suite shower room. At first floor level the principal bedroom has built-in cupboards/wardrobes and an en-suite dressing/shower area. Additionally the large family bathroom is set on this level. On the second floor there are a further two bedrooms, which combine with the second floor landing to create a versatile suite of rooms, which can also serve as home working/study spaces. Many of the windows have good views across the picturesque village towards the rolling countryside beyond. Ashbrook Cottage benefits from particularly good sized and appealing gardens and grounds, with the plot extending to around a quarter of an acre. There are mature terraced lawns, gravel, patio and decked areas for outdoor entertaining and there are a good range of mature trees, fruit trees and flowering plants. Additionally, to the front of the property there is a brick paved parking area providing parking for two vehicles, along with a single garage.



LOCATION

Ashbrook Cottage is well positioned, being set close to the heart of the ever popular, near-coastal village of Stokeinteignhead. The village amenities are just a short walk away, as are bridleways and footpaths offering wonderful opportunities for country walks. Stokeinteignhead is a popular and picturesque village characterised by a number of pretty cottages also set in a lovely valley. The village lies around 1.5-miles west of the Teign Estuary, the attractive village of



Shaldon and hamlet of Maidencombe both with sandy beaches and access to the wonderful South West coast path. Stokeinteignhead has a 14th Century Church and amenities include a well-regarded Primary School, the popular Church House Inn, a community shop and a modern village hall. The village is surrounded by a good network of green lanes and bridle paths, making for good 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 4 miles away at Newton Abbot and the Cathedral City and County Town of Exeter with its international airport, Red Brick University, fine dining and shopping at the Princesshay Centre is just over 20-miles away via the A380.

From the entrance terrace at the front of the property a timber framed glazed door opens to the....

ENTRANCE PORCH

A welcoming, dual aspect space with good views over the surrounding village towards orchards and countryside. High-level electricity meter and trip switches. There is also a multi-paned, timber framed side access door. A feature panel and part leaded light glazed inner door opens to the....

RECEPTION HALL

Another attractive space with feature timber work and beams to the ceiling. Turning timber stairs with a timber balustrade rise to the first floor. Feature stone-work and display recess. Double radiator and a small under stairs cupboard.

SITTING ROOM

A particularly charming room with a beamed ceiling and a front facing, multi-paned window affording good views over the surrounding area taking in views towards period properties, orchards and countryside beyond. Feature rustic style window seat. Exposed stone-work to one wall with feature recesses. Recessed, Inglenook-style fireplace with stone-work surround and a raised slate hearth upon which there is a log burning stove with heavy timber beam over. Wall lights.

KITCHEN/DINING ROOM

A spacious room with beams to the ceiling and a front facing, multi-paned window taking in appealing views across parts of the village towards countryside beyond. The kitchen is fitted with an extensive range of floor and wall mounted units with areas of laminate work surface, having tiled surrounds and timber cupboard door and drawer fronts. There is a single drainer, stainless steel sink unit with mixer tap, space and point for a gas cooker and space and plumbing for a dishwasher. Wall mounted display cabinet and under-surface space and plumbing for a washing machine. Extractor fan, space for a fridge/freezer and radiator. A panel latch door opens to a useful, part-shelved pantry. Rear facing uPVC double glazed window and a wall-mounted Worcester boiler supplies the central heating. A panel and part glazed door leads to an access pathway at the side of the property and a high level cupboard houses the gas meter.

GROUND FLOOR BEDROOM/STUDY

An attractive room with a vaulted sloping ceiling and three Velux style windows with integrated blinds. High level storage cupboard and shelving. A multi-paned glazed door with adjacent window opens to a small courtyard at the rear of the property. Wall lights, double radiator and a panel door opens to the....

EN-SUITE SHOWER ROOM

With two uPVC double glazed windows, feature timber effect flooring and a modern, three-piece suite, comprising a tiled shower cubicle with Mira shower and extractor fan, a vanity unit with inset wash hand basin, cupboard below and mirror above and a WC. Radiator and towel rail.

FIRST FLOOR LANDING

With a front facing, deep sill multi-paned window having fantastic views across the picturesque village toward orchards, rolling countryside and woodland beyond. Turning stairs rise to the second floor and feature timber panel doors open to the principal first floor rooms.

BEDROOM ONE

A spacious and light room with a front facing, multi-paned window also having good views across the village towards

countryside beyond. Two built-in cupboard/wardrobes and a radiator. Recessed dressing table with mirrors, lights and cupboard beneath, set within a dressing space which, in turn free opens to an EN-SUITE SHOWER AREA, with a rear facing uPVC double glazed window and a large, tiled shower cubicle with thermostatically controlled Triton shower and extractor fan. Vanity unit with inset wash hand basin, cupboard beneath and tiling above. Radiator and towel rails.

FAMILY BATHROOM

A large bathroom with a front-facing, multi-paned window with window seat taking in good views across parts of the village towards rolling countryside beyond. The bathroom is fitted with a three-piece modern suite, comprising a panel bath with mixer set and a full height tiled surround, a WC and a tiled shower cubicle with dual controls. Additionally there is a vanity unit with twin wash hand basins, tiled surrounds and cupboards beneath and above. Double radiator, spotlights and a louvre door opens to a large linen cupboard.

SECOND FLOOR LANDING

A spacious landing with feature screens, exposed trusses and timber-work above the stairwell. Panel doors open to the second floor rooms.

SECOND FLOOR BEDROOM ONE

A lovely dual aspect room with exposed trusses and a side facing uPVC double glazed window taking in fantastic views across rooftops towards the countryside in the surrounding valley. A front facing multi-paned window with deep sill also has great views across parts of the village towards countryside. Double radiator and a built-in wardrobe/cupboard.

SECOND FLOOR BEDROOM TWO

Currently in use as a lounge. A good-sized triple aspect room with a side facing uPVC double glazed window taking in good views over the side gardens, a front facing multi-paned window takes in good views across parts of the village towards countryside and a rear facing uPVC double glazed window overlooks the back garden. Built in cupboards/stores, double radiator and a built-in desk unit with shelving and spotlights above and beside.

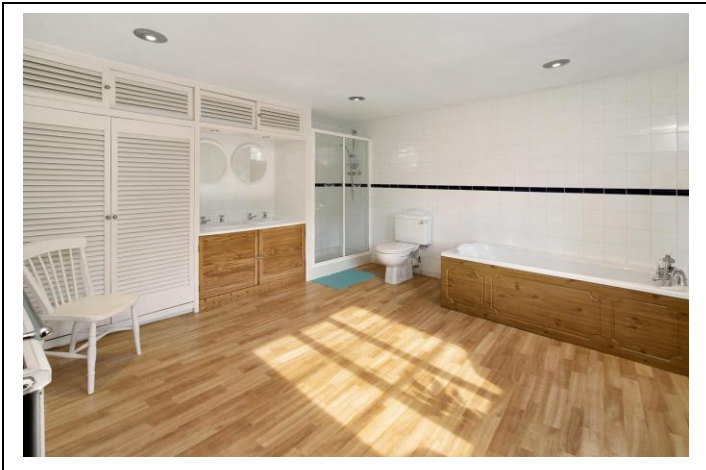
GARDEN

Outside to the front of the property there is a brick paved PARKING AREA, providing parking for two vehicles. Also to the front of the property double timber doors with an inset courtesy door open to the GARAGE. Outside to the rear of the property, immediately behind, there is a courtyard area and a side path and steps rise to a terrace, where there is also gated access onto the approach lane. Above this there is a path flanked by picket fencing that in turn opens to the first tier of garden, this being a lovely lawned area with mature apple trees and a raised, well stocked area of bedding, partially retained by stone walling and with this garden also being partially enclosed by timber fencing. The gardens provide a lovely elevated vantage point to take in views over the village, surrounding countryside and towards the historic church. Steps rise to a further good-sized lawn, another superb elevated area, which in turn opens to a paved patio, a good outdoor entertaining space enclosed by panel fencing. Gravel and timber steps rise to an upper tier of garden laid to gravel terraces, which also provide fantastic seating areas and good views, with this area being enclosed by timber posts and half round fencing, and backing onto a bank with high hedging of hazel, beech and elm. The top tier of garden lies behind the cottage with a large area of sunny decking reached by a path up from the house, another area ideal for entertaining and relaxing. It faces south and has lovely views towards Maidencombe on the left, across the valley to the Church and over rolling countryside to the right. Above the deck a few steps rise to two lawned terraces backing onto a Devon bank, also with mature hazel, elm and blackthorn. The lower tier has mature apple and cherry trees, with this lower tier being enclosed by timber fencing.

MATERIAL INFORMATION - Subject to legal verification

Freehold

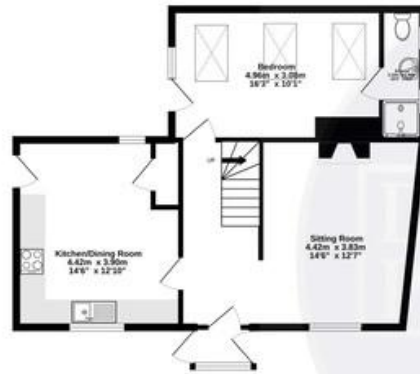
Council Tax Band E



Garage
12.9 sq.m. (138 sq.ft.) approx.



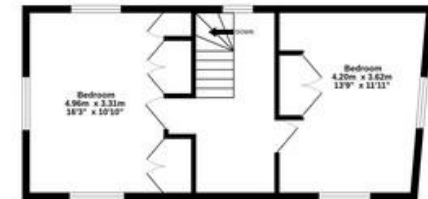
Ground Floor
59.7 sq.m. (642 sq.ft.) approx.



1st Floor
43.1 sq.m. (460 sq.ft.) approx.



2nd Floor
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 157.1 sq.m. (1691 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		B+	B0



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements