



East of 
ESTATE AGENTS

The Boundaries, 16 Knowles Hill Road
Newton Abbot £800,000

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An exciting opportunity to purchase a large detached house on a wonderful, elevated site with south facing views and existing planning for two additional houses within the grounds. Swimming pool, huge garage/ workshop and potential to extend and modernise existing house.

Detached | Four Bedrooms & Loft Room

| 2/3 Reception

| Planning Permission for Additional Houses

| Large Garage/Workshop

| Existing House Potential for Renovation & Extension

| Swimming Pool | Beautiful Gardens

| Stunning Views | No Ongoing Chain

Entrance Porch

Front door, radiator, strip wood floor boards.

Cloakroom

Window, WC, Wash basin and storage.

Reception

Dual aspect windows. South facing window overlooking gardens, additional east facing window, 2 x radiators, fire place and twin light fittings.

Kitchen

To rear of property dual aspect overlooking swimming pool and garage/ driveway. Range of fitted kitchen units with modern appliances and dining area. Door to utility and rear access.

Dining Room

South facing with large open square arch to conservatory.



Conservatory

South facing overlooking gardens and swimming pool.

Utility

Understairs storage, sinktop, space and plumbing for washing machine etc. Door to driveway and garage.

First floor landing with window and loft room access and airing cupboard.

Bedroom One

Double room, South facing window overlooking gardens, town, Wolborough Hill in the distance and surrounding hillside.

Bedroom Two

Double room, East side elevation window overlooking gardens, fishpond and hills in the distance.

Bedroom Three

Double room, south facing window overlooking gardens, town and Wolborough Hill in the distance. Double fitted wardrobes.

Bedroom Four

Single room, West side elevation window overlooking swimming pool and Highweek in the distance. Fitted wardrobe.

Loft Room

Hatch from first floor landing. Roof windows, standing headroom, power and light.

Driveway, Parking & Garage

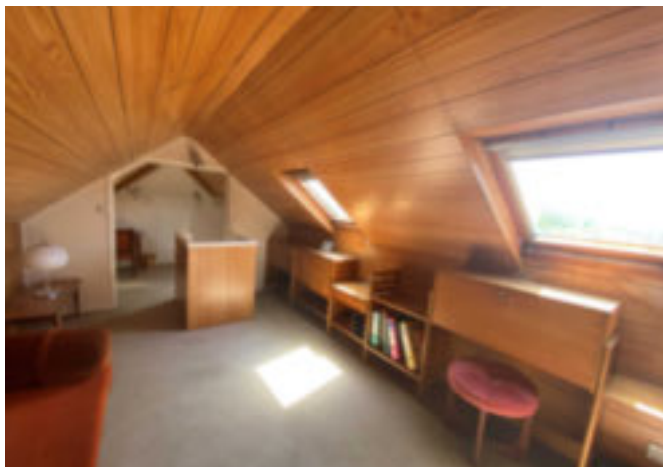
Gated driveway bends through beautiful gardens to parking area and continues to rear of property. Large detached garage and workshop with pedestrian access and oil fired boiler tank, swimming pool operators, power and light.

Gardens

Beautifully presented areas of lawn, patio, mature planting trees, shrubs and beds. Stairway to raised walkway to rear of property with greenhouse, vines and door way to rear access.

Swimming Pool

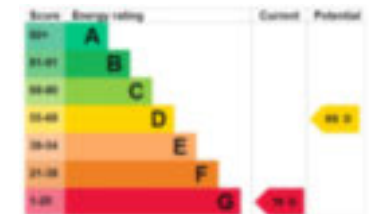
South facing, solar heated, surrounded by a generous patio area.





Total floor area 248.4 m² (2,673 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.