



A beautifully maintained country cottage benefitting from many character features including a wood burning stove in the cosy sitting room and a beautiful garden room from which to enjoy delightful views across the pretty garden to fields and countryside beyond. A superb home for the country lover.

[Nutshell Cottage](#) | [South Knighton](#) | [Newton Abbot](#) | [TQ12 6NT](#)





PROPERTY TYPE

Cottage
Freehold



SIZE

1,361 sq ft



LOCATION
Hamlet



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Electric Heating & Rayburn



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

40 E



COUNCIL TAX BAND

D



in a nutshell...

- Rural Cottage
- Kitchen/Dining Room
- Conservatory
- Ground Floor Bedroom and Bathroom
- Two First Floor Bedrooms, One with En-suite
- Hallway/Study
- Living Room with Wood Burner
- Off Road Parking
- Pretty Enclosed Garden
- Easy Access to A38





the details...

A fabulous, extended, end-terrace cottage with three double-bedrooms, a conservatory, parking, an enclosed rear garden and wonderful countryside views, in the hamlet of Chipley, South Knighton, with easy access to the A38 to Plymouth, Exeter, and the M5.

Inside, it is beautifully presented with light and neutral décor throughout and feels warm with electric storage heating, double-glazing, a solid-fuel stove and with ample character within generous sized rooms, internal viewing is highly recommended to appreciate this lovely home.

The accommodation comprises on the ground floor, an entrance porch, a spacious living room with a multi-fuel stove that makes a wonderful feature and focal point for the room, plus a study/hallway which has plenty of space for a home office, ideal for those working from home. A staircase rises to the first floor.

The conservatory is a delightful space with doors to and views over the charming garden to fields beyond. There is a ground floor bathroom with a white three-piece suite.

The generously proportioned kitchen/dining room has patio doors to the garden and is fitted with a range of wall and base units with solid-granite worktops over and incorporates a fan-oven, ceramic hob, an integrated fridge/freezer, and an oil-fired Rayburn which provides additional cooking facilities and hot water. Completing the ground floor is a light and airy double bedroom with dual-aspect windows giving views across neighbouring fields.

Upstairs, there are two further double bedrooms, with fabulous views over the surrounding countryside, the principal bedroom with built-in wardrobes, and an en-suite shower room.

Outside, the rear garden is charming, beautifully maintained, private and fully enclosed, making it safe for children and pets. There is a paved terrace, great for alfresco dining, a pergola, a manicured lawn, and well-established borders of plants, shrubs, flowers, ornamental trees and an apple tree, creating a wonderful outside space in which to enjoy the summer sunshine and tranquil surroundings. There is a timber shed, a greenhouse, a plastic oil-tank for the Rayburn, splash proof power-points for convenience; the garden is visited regularly by Philip the pheasant!

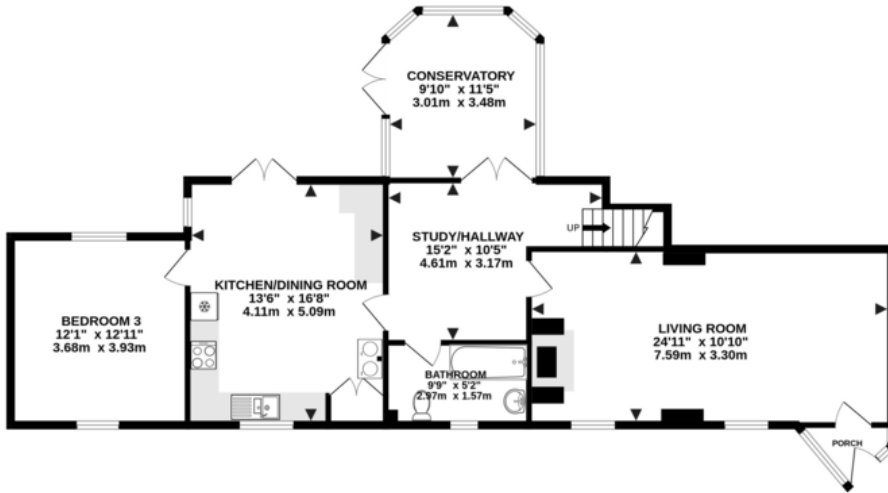
At the front of the property there is a gravel driveway that provides parking for two cars.

Tenure - Freehold
Council Tax Band - D



the floorplan...

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.

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the location...

South Knighton is a beautiful Hamlet situated between Newton Abbot and Ashburton.

Newton Abbot is a thriving market town 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: Co Op 1.5 miles

Town centre: Newton Abbot 3.6 miles / Ashburton 4.7 miles

Supermarket: Tesco 4.1 miles

Relaxing

Beach: Teignmouth 9.6 miles

Newton Abbot Leisure Centre: 2.8 miles

Dainton Golf Club: 4.9 miles

Travel

Train station: Newton Abbot 4.1 miles

Main travel link: A38 2.4 miles

Airport: Exeter Airport 20.3 miles

Schools

Bradley Barton Primary School: 2.4 miles

Coombeshead Academy: 2.7 miles

Stover School: 3.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6NT

how to get there...

From the A38 take the Drumbridges exit and follow the signs to Liverton and Bickington. Keep on the road for 1.6 miles and on reaching the T junction turn left as if heading towards Newton Abbot. Proceed for 3.10 miles, passing the Dartmoor Halfway Inn and take the third turning on the left. The property can be found a little further up, the first property on the left hand side.





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

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