



# OTTER COURT

Ingsdon, Newton Abbot TQ12 6NW







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A rare opportunity to purchase a fabulous, substantial, barn conversion, with four double bedrooms, all ensuite, two conservatories, solar panels, a paddock, stables, a private garden, and parking, in a tranquil rural setting, in the hamlet of Ingsdon.

*A viewing is essential to fully appreciate all that this wonderful property has to offer.*



Barn Conversion



Rural location



4 Bedrooms



4 Bathrooms



4 Reception rooms



Off road parking & Stables



Private garden



Oil fired central heating



Council tax band: E





## THE HOUSE

This deceptively spacious, L-shaped barn conversion is beautifully presented with light and neutral decor throughout, and feels warm and inviting, despite its generous proportions, with oil-fired central heating, double-glazing, wood-burning stoves and underfloor heating to all ensuite bathrooms. It is currently configured as two dwellings but would equally make an incredible family home.



## GROUND FLOOR

The accommodation comprises an impressive entrance hallway on the ground floor with a grand staircase rising to the first floor, two storage cupboards, a utility room with storage and plumbing for a washing machine, and a convenient ground-floor cloakroom with a WC and a basin.

The south wing has a fabulous kitchen/breakfast room with a modern fitted kitchen with ample worktop and cupboard space, a range oven, a fan-oven, an integrated fridge, space and plumbing for a dishwasher, and patio doors to the garden. The spacious living/dining room has dual aspect windows, a fireplace with a wood-burning stove that makes a wonderful feature and focal point for the room, a dining area, perfect for a dinner party or family celebration and a study area with an integrated corner desk, an abundance of bookshelves and patio doors leading out into a conservatory.

In the East wing, there is a spacious second kitchen/dining room with a door to the garden, a range cooker, a double-oven, induction hob, an alcove for an upright fridge/freezer, space with plumbing for a dishwasher, and plenty of room for a dining table and seating, perfect for any occasion. A fabulous living room with a study area that has a built-in desk and shelving and a fireplace with a wood-burning stove makes the room feel cosy despite its generous size. Completing the ground floor is another fabulous conservatory with wonderful views and garden access.



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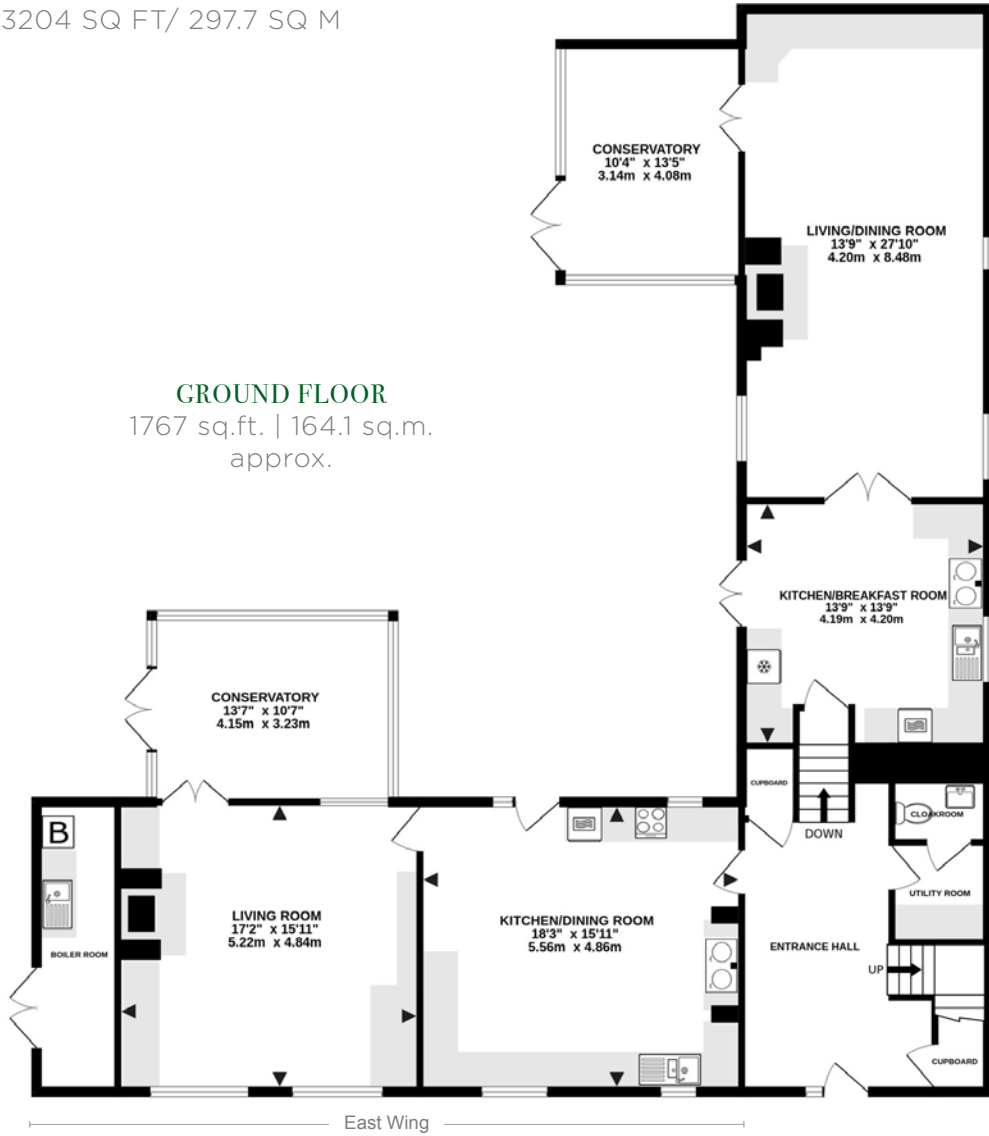
Ingsdon, Newton Abbot TQ12 6NW

TOTAL APPROXIMATE FLOOR AREA  
3204 SQ FT/ 297.7 SQ M



## GROUND FLOOR

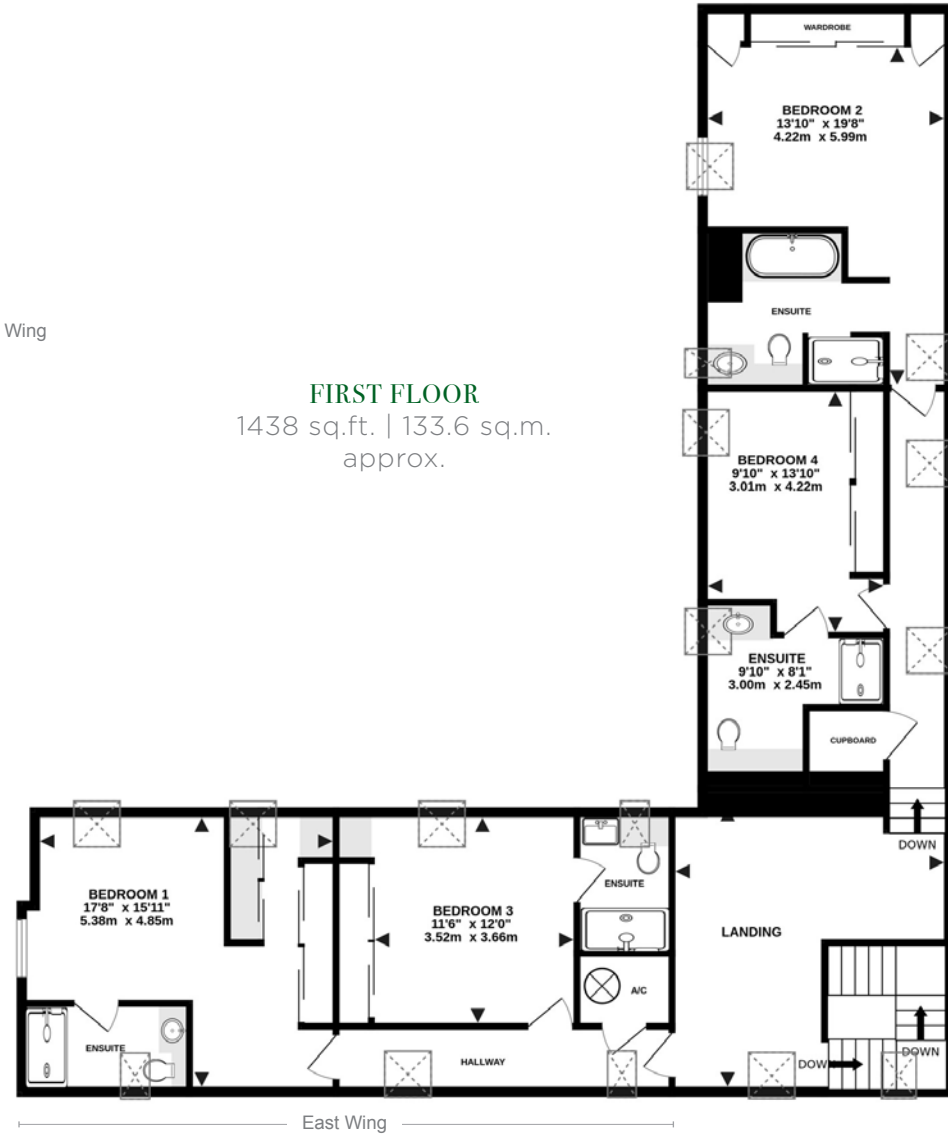
1767 sq.ft. | 164.1 sq.m.  
approx.



South Wing

## FIRST FLOOR

1438 sq.ft. | 133.6 sq.m.  
approx.



South Wing



Whilst every attempt has been made to ensure the accuracy of the floor plans 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 ©2023



## FIRST FLOOR

Upstairs, a spacious landing has exposed timbers, a large skylight filling the room with natural light and a half-flight of stairs leads down to the south wing hallway with doors to a cupboard and two excellent double bedrooms, with fitted wardrobes, one with an ensuite shower room and the other with an ensuite bathroom with a sunken bath and separate shower. In the east wing, there is a light and airy hallway with access to an airing cupboard and two further excellent double bedrooms, both with fitted wardrobes and beautiful ensuite shower rooms, one with a separate dressing area.

Outside, at the end of the East wing, there is a useful boiler room with an oil-fired boiler, power and light, a worktop and a sink and plumbing for a washing machine.



## THE GROUNDS

The garden is utterly charming, private, and beautifully maintained, with terraces of hardstanding, providing a choice of venues for entertaining, be it alfresco dining or drinks with family and friends, and lush lawns, with well-stocked borders and beds of plants, shrubs, and ornamental trees. At the front of the property there is another lawn beside a gated gravel driveway where there is space for at least four cars, and a private lane giving both pedestrian and vehicular access to a sloping paddock, from where there are stunning panoramic countryside views, with two stables and a feed store, all amounting to approximately one acre.



# LOCATION



Ingsdon, is a quiet hamlet nestled amid the Devon countryside between Liverton, Bickington and Newton Abbot. It has easy access to the A38, which is only five or ten-minute drive away.

## BOVEY TRACEY

A bustling town known as ‘The gateway to the moor’ with all kinds of shops, eateries and takeaways, a whisky distillery, park, cricket field, swimming pool, wonderful river and woodland walks and much more.

## NEWTON ABBOT

A thriving market town with shops, cafes and restaurants, loads of pubs including a cider bar. There is a racecourse, cinema, easy access to the A38, A380 and M5 and a mainline train station to London Paddington.

## SCHOOLS

### Primary

Bovey Tracey Primary School:	5 mile
Bradley Barton Primary School:	1.8 mile

### Secondary

South Dartmoor Community College:	4.2 mile
Newton Abbot College:	2.3 mile

### Private

Stover School:	2.6 miles
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## THINGS TO DO

Coast at Teignmouth:	22 miles
Dartmoor (Haytor):	8.2 miles
Stover Golf course:	2.8 miles

## TRANSPORT

Newton Abbot train station:	4.2 mile
Exeter airport:	20.6 miles
A38:	2.5 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 6NW**



Paddock



## COMPLETE SIGNATURE HOMES

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