



- AN ATTRACTIVE COUNTRY PROPERTY WITH OUTSTANDING RURAL VIEWS
- EXTENSIVE GARDENS AND GROUNDS WITH THE PLOT EXTENDING TO OVER THREE ACRES
- SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM AND BOOT ROOM
- POTENTIAL FOR FOUR GROUND FLOOR BEDROOMS (ONE EN-SUITE) AND GROUND FLOOR BATHROOM
- FIRST FLOOR PRINCIPAL BEDROOM SUITE WITH BALCONY, EN-SUITE AND DRESSING ROOM
- EXTENSIVE PARKING AND DETACHED GARAGE WITH UTILITY AND WC
- GREENHOUSE AND TIMBER OUTBUILDINGS
- MEADOW, WOODLAND, VEGETABLE GARDEN AND LARGE ORNAMENTAL POND

Stokeinteignhead, Newton Abbot, TQ12 4QH £925,000

A fantastic and versatile country home with wonderful rural views and extensive grounds with the plot extending to over three acres. Sitting/dining room, kitchen/breakfast room, boot room, potential for four ground floor bedrooms (one with en-suite shower room) and a luxury ground floor bathroom. Fantastic first floor principal bedroom suite with balcony, en-suite shower room and dressing room. Extensive parking, large detached garage with utility space and WC. Heating is provided by an air source heat pump.



Property Description

LOCATION

Rick Pastures is beautifully set in an elevated position surrounded by rolling countryside on the rural fringes of the popular near coastal village of Stokeinteignhead. 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 village of Shaldon and the appealing village of Maidencombe with 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 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 it's 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 and County town 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.



DESCRIPTION

Rick Pastures is an attractive and well appointed semi attached property with extensive and versatile family-sized accommodation and wonderful mature gardens and grounds with orchard, meadow and woodland and with the plot extending to around three acres. Externally attractive the property has rendered elevations with timberwork on the gables set beneath tiled rooves. The accommodation is primarily laid out over the ground floor, where there is a fantastic free-flowing sitting/dining room with bi-fold doors opening to an under cover terrace giving a great sense of inside/outside living and enjoying superb country views, as do many of the rooms in the house. There is an attractive,



rustic style kitchen/breakfast room with granite work surfaces and an extensive range of units. The kitchen area opens to a breakfast area and a boot room. To the ground floor there are potentially four bedrooms, one with an en-suite shower room and one with a log burner that could easily serve as a family room/reception and there is a spacious luxury ground floor bathroom. To the upper floor there is a useful store room and a fantastic principal bedroom suite, with the bedroom space opening to a balcony being a fantastic spot to contemplate the wonderful surroundings and having an en-suite shower room along with a separate dressing room/walk-in wardrobe. There is extensive parking leading off the long driveway approach, a fabulous mature front garden with a large ornamental pond and, in addition to the orchard and meadow there are productive vegetable gardens, a large greenhouse with herb garden in front and a chicken enclosure etc. There is also a large detached garage with electric door and external utility adjoining with a WC leading off. Heating is provided by an air source heat pump.

From the paved entrance area, an attractive open entrance canopy is approached with a feature oak and brick work, paving beneath and a pitched, tiled roof. There is an entrance terrace with seating on either side. A uPVC opaque double glazed door opens to the...

RECEPTION HALL

With stairs rising to the upper floor, a double glazed skylight, timber effect flooring, an understairs cupboard and a radiator. Oak double doors open to a cloaks cupboard.

SITTING/DINING ROOM

A lovely free-flowing space with timber effect flooring and uPVC double glazed bi-fold doors open to a paved, part undercover terrace. Through the doors wonderful views are enjoyed across the beautiful nearby rural valley. There

is a large fireplace with granite surround, a raised brick hearth capped with slate work, a granite mantle and a large log burning stove. Coving to ceiling, recess with display shelves and oak and glazed double doors open to the....

KITCHEN/BREAKFAST ROOM

A lovely space set at the rear of the property with a large uPVC double glazed window overlooking the rear terrace and grounds and having views towards Bishopsteignton and Humber Down woods in the distance. The kitchen area is fitted with a comprehensive and attractive range of floor and wall mounted units with numerous cupboards and drawers and extensive areas of polished granite work surface with matching surrounds. There is a large under-mounted ceramic sink unit with mixer set and a recess for a range style stove with coloured tile surrounds and a high display shelf over. Space for fridge/freezer, built in dishwasher, plate rack, spotlights to the ceiling and ceramic floor tiles. The kitchen area is partially separated from the breakfast area by way of a peninsular unit which extends to a breakfast bar. There is a matching built in dresser unit, coving to the ceiling, a radiator and ample space for a large table and chairs. A door opens to a cupboard housing the large pressurised hot water cylinder. An oak and part glazed stable door leads to a....

BOOT ROOM

Situated at the rear of the property with ceramic floor tiles, a uPVC opaque double glazed door to the outside, spotlights to ceiling and a side facing uPVC double glazed window.

GROUND FLOOR BEDROOM 1

A spacious and light dual aspect room with two uPVC double glazed windows and good views over the surrounding area towards beautiful rolling countryside. Large radiator and an oak door opens to the....

EN-SUITE SHOWER ROOM

With ceramic floor tiles and a matching modern three piece

suite comprising a tiled shower cubicle with dual heads and dual controls, a WC and a surface set oval wash hand basin with tiled surround and mixer set. De-mist mirror, spotlights to ceiling, extractor fan and a ladder style radiator/towel rail.

LUXURY GROUND FLOOR BATHROOM

A particularly large bathroom with ceramic floor tiles and under floor heating. There is a four piece suite with porcelain-style tiled surrounds and a curved corner set bath with mixer set, a large shower cubicle with dual heads and triple controls, a surface set wash hand basin with mixer set, de-mist mirror and light over, drawer beneath and a WC. Two uPVC opaque double glazed windows, spotlights and coving to ceiling, extractor fan and two ladder style radiator/towel rails.

Leading off the aforementioned sitting/dining room, there is an....

INNER HALLWAY

With oak and glazed door leading to....

GROUND FLOOR BEDROOM 2

Another attractive dual aspect room with a front facing large uPVC double glazed window having wonderful views over the surrounding countryside and rural valley. uPVC double glazed French doors lead to the outside at the side of the property and there is a chimney breast with a small wood burning "Hobbit" stove with tiled surround and brick mounted hearth with log store beneath. Radiator and coving to ceiling.

GROUND FLOOR BEDROOM 3

Currently in use as a study with coving to the ceiling, a side facing uPVC double glazed window having some good views over the surrounding area, a shelved recess and radiator.

GROUND FLOOR BEDROOM 4

With a side facing UPVC double glazed window and a

radiator.

FIRST FLOOR LANDING

With access to eaves storage space and a timber door opens to a walk-in store room. A further timber door opens to the....

LUXURY PRINCIPAL BEDROOM SUITE

With two double glazed skylights having integrated blinds and a large bedroom space, having a built in headboard with power points, an area of display surface, two radiators and uPVC double glazed French doors with windows to either side lead out onto a fantastic decked BALCONY with feature glass and timber balustrade. The French doors and balcony have wonderful elevated views over the surrounding area towards nearby woodland, orchard and countryside. The bedroom space also opens to a WALK-IN DRESSING ROOM with hanging rail and shelves.

EN-SUITE SHOWER ROOM

With ceramic floor tiles, a double glazed skylight with integrated blind and a shelved recess. There is a modern three piece suite comprising a tiled shower cubicle with dual heads, a WC and a large frame-mounted wash hand basin with tiled surround, mixer set and mirror above. Ladder style radiator/towel rail and spotlights to ceiling.

THE GARDENS AND GROUNDS

To the front of the property, timber gates with feature pillars open to a long gravel driveway. There is a **PARKING AREA** at the entrance largely enclosed by beech hedging and the gravel driveway extends for some distance to the entrance area. There is a large and relatively level front garden laid mostly to lawn which extends to the side of the house and has a large ornamental fish pond with tiled surrounds and water feature. There are various mature inset shrubs and trees to include a magnolia and there is a hot tub as well as a feature circular paved area immediately in front of the property. There is also a paved area and lawn to the side where the air source heat pump supplying central heating

to the house is situated. The gravel driveway extends to a feature brick paved area providing parking adjoining the entrance and having well stocked bedding beside. Immediately behind the property, there is an attractive paved seating area with a water tap, external lighting and an external open log store. From this space, timber gates open to the extensive gardens and grounds. Set behind the garage there is access to the private drainage system. The lawn opens to an area of orchard where there is a large greenhouse with herb garden in front enclosed by picket fencing and set at a higher level there is an enclosed productive vegetable garden with polytunnel, a chicken coop and enclosure and a shed/workshop. The orchard opens to an area of meadow with various recently planted fruit trees and a timber gate opens to an expansive area of deciduous woodland and nature garden with various private paths, steps and walkways running through providing an idyllic setting to enjoy the natural setting and to walk the grounds.

DETACHED GARAGE

The detached garage has an electric entrance door and has rendered elevations set beneath a tiled roof. It is on a very good size having strip lights, power points, a large work bench and eaves storage space. There are double doors to the side of the garage giving access for machinery etc and, set behind the garage a uPVC double glazed door opens to an....

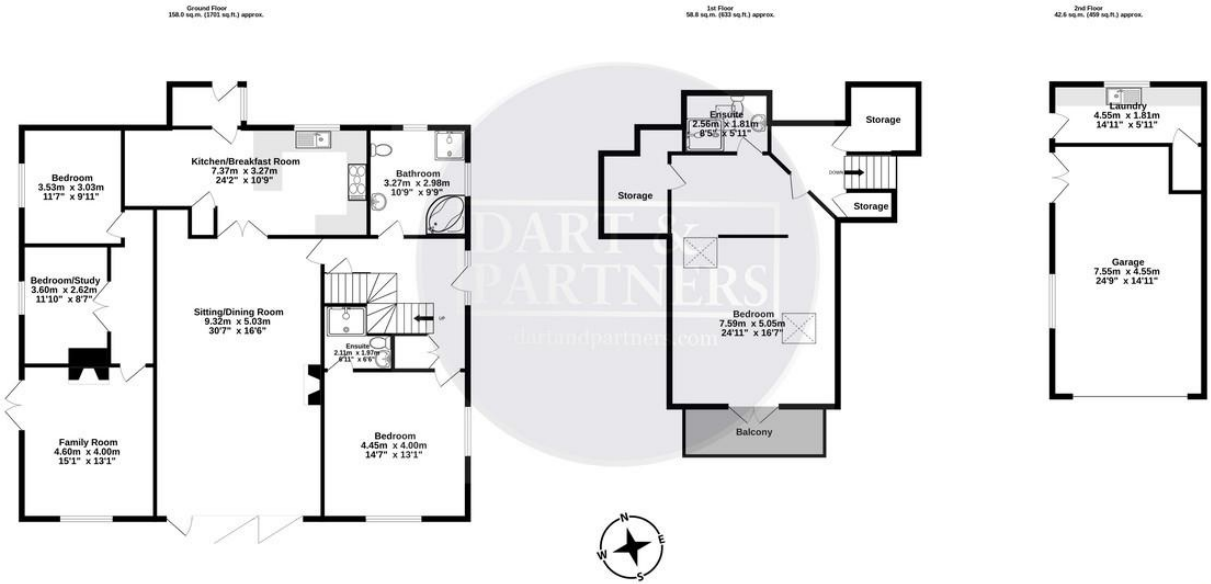
EXTERNAL UTILITY ROOM

With a range of cupboards and drawers and an area of work surface with an inset single drainer circular stainless steel sink unit with mixer set. There is under surface space for a washing machine and tumble dryer, a uPVC double glazed window with good rural views and a WC leads off this space.



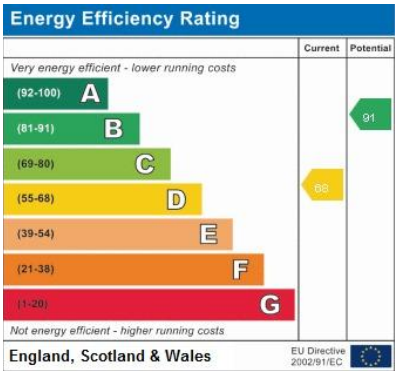
Freehold
Council Tax Band E

AGENTS NOTE: Rick Pastures has mains electricity and water. Heating is provided by an air source heat pump and log burning stoves. The property has a private drainage system.



TOTAL FLOOR AREA : 259.4 sq.m. (2793 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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