



- AN APPEALING, RUSTIC-STYLE SINGLE STOREY RESIDENCE
- SET IN A SEMI-RURAL AND YET CONVENIENT LOCATION FOR ACCESS TO VARIOUS AMENITIES
- SITTING/DINING ROOM WITH LOG BURNER
- KITCHEN/BREAKFAST ROOM WITH SOME INTEGRATED APPLIANCES
- THREE BEDROOMS AND A FOUR-PIECE BATHROOM
- UTILITY/CLOAKROOM AND A DOUBE GARAGE
- EXTENSIVE GARDENS AND GROUNDS EXTENDING TO AROUND 2-ACRES
- STABLES, OUTBUILDINGS, SHEPHERDS HUT AND PADDOCK

Buckland Barton Cottages, Newton Abbot, TQ12 4SA

£700,000

A fantastic semi-rural single-storey residence set amongst beautiful rolling countryside with gardens, grounds and a paddock, with the plot extending to around two acres. Sitting/dining room with log burner, kitchen/breakfast room, three bedrooms, four-piece bathroom and a utility/WC. Double garage, courtyard and stables. Timber outbuildings and a shepherd's hut.



Property Description

LOCATION

3 Buckland Barton Cottages is beautifully situated amongst rolling Devon countryside on the fringes of the market town of Newton Abbot. Whilst occupying a rural setting, the location also offers great convenience for various amenities and educational facilities. The nearby Penn Inn roundabout provides immediate access to the A380 for a fast commute to Exeter and the M5, along with the South Devon Highway giving fast access to Torquay. The foreshore of the Teign estuary is close by and the picturesque Devon villages of Combeinteignhead and Stokeinteignhead are set just two and four miles away respectively with their public houses, village halls and with Stokeinteignhead having a well regarded-primary school. In Combeinteignhead there is also the Coombe Cellars public house, a waterside hostelry where there is also a dinghy sailing club and various water sports available, along with the Hearn Field amenity ground with the Wood Shed coffee bar. The coastal village of Shaldon is just over three miles away with its sandy beach and access to the South Devon Coast Path.

DESCRIPTION

3 Buckland Barton Cottages is a large semi-attached bungalow with attractive rustic styling. The accommodation comprises a welcoming reception hall which opens to the rustic-style kitchen/breakfast room, which has a good range of units and some integrated appliances. This space in turn opens to the lovely sitting/dining room, a superb "hub" for the house with a log burning stove. This space opens to the outside entertaining areas, giving a good sense of inside/outside living. There are three good-sized bedrooms, a four-piece bathroom and a useful utility/cloakroom. The outside spaces area equally





appealing. There is a large double garage, an entrance courtyard and the primary plot extends to approaching 0.7 acres, having sweeping lawns, a good range of outbuildings, stables and a shepherd's hut which has generated income from holiday letting. In addition the property will be sold with around 1.3 acres of paddock, taking the whole plot to around 2 acres in all.

To the front of the property there is an attractive entrance courtyard from where the feature entrance canopy with heavy timber beams is approached. This leads to the uPVC opaque double glazed entrance door opening to the....



RECEPTION HALL

A welcoming space with ceramic floor tiles and uPVC double glazed windows to either side, as well as a skylight. This space has an opening with feature rustic timber display shelves opening to the....

KITCHEN/BREAKFAST ROOM

A lovely space with rustic-styling having a good range of floor and wall mounted units with timber cupboard door and drawer fronts and extensive areas of granite work surface with feature tiled surrounds. There is also a large under-mounted butler style sink with mixer set. Additionally there is a built-in four-ring Bosch electric hob and a built-in double oven with microwave above, as well as a built-in fridge and freezer. There is space and plumbing for dishwasher, a part-vaulted ceiling, a large skylight, spotlights and a front facing uPVC double glazed window overlooking the entrance courtyard. In addition, within the breakfast area there is a breakfast bar. The kitchen has two openings to the....



SITTING/DINING ROOM

A particularly lovely space with farmhouse-styling and a vaulted panel ceiling with four skylights, along with exposed floorboards. The dining area has ample space for a large dining table and chairs and there is a feature fireplace with a painted timber surround, a mantle over and a raised slate hearth with a log burning stove. uPVC double glazed French doors open to the outside at the rear of the property and there is a serving opening from the kitchen. An oak panel door opens to an....

INNER HALLWAY

With a radiator, a panelled ceiling and doors to the remaining rooms.

BEDROOM ONE

A good sized double bedroom with a high panelled ceiling, a dado rail and a uPVC double glazed window overlooking the grounds at the rear. Radiator.

BEDROOM TWO

Also with a high panelled ceiling, a front facing uPVC double glazed window overlooking a courtyard area and a radiator.

BEDROOM THREE

Also with a high panelled ceiling and uPVC double glazed French patio doors lead to and overlooking the outside at the rear. Radiator.

BATHROOM

A good sized bathroom with spotlights and an extractor fan to the panelled ceiling, as well as two uPVC opaque double glazed windows. There are ceramic floor tiles and a modern four-piece suite comprising a curved shower cubicle with large shower head and dual controls, a pedestal wash hand basin with tiled surround and a WC, as well as a free-standing bath. There is also

a medicine cabinet.

UTILITY ROOM/CLOAKROOM

With a panelled ceiling and a uPVC opaque double glazed window. There is an area of timber effect roll-edge work surface with a travertine tiled surround and a surface mounted rectangular wash hand basin with mixer set. Open shelves, under surface space for a washing machine and tumble dryer, extractor fan and a WC.

OUTSIDE

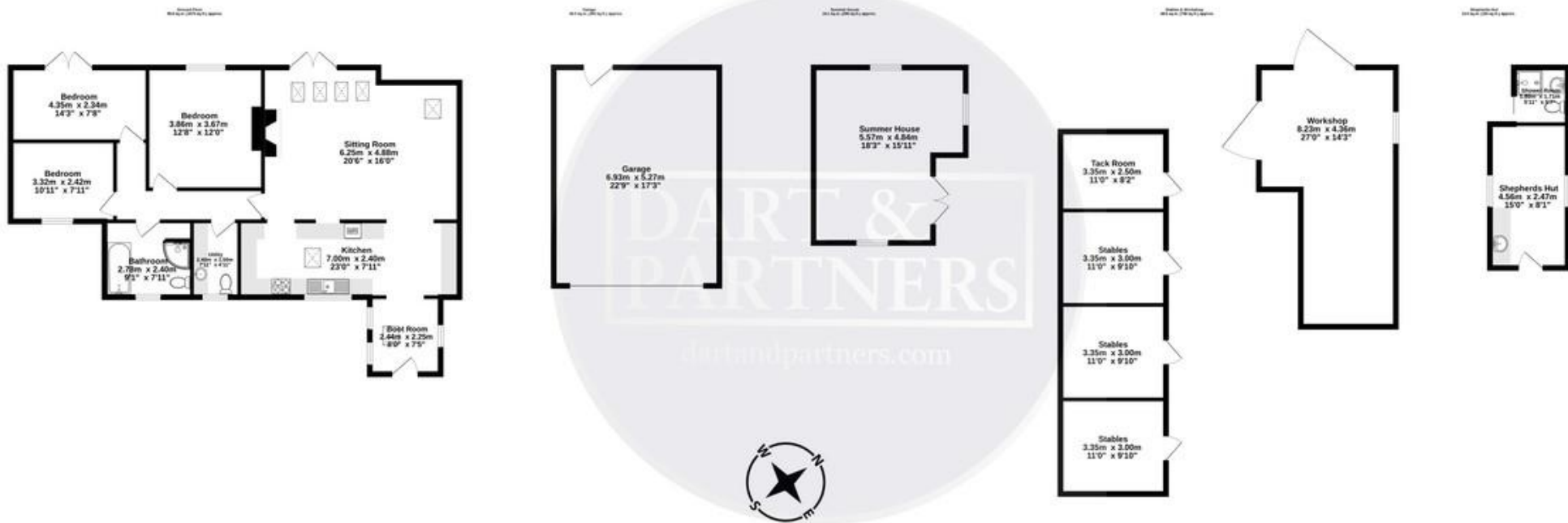
To the front of the property, a shared driveway approach leads to the large DOUBLE GARAGE, having a metal "up and over" door, power, light and eaves storage space. Beside the garage a timber gate opens to a pathway that leads to the entrance courtyard, which is set out to two areas of well-stocked bedding with herbs, a mature olive tree, roses and a fig tree. There is also a water tap and outside lighting. A pathway leads around the front of the property to a further small courtyard area. To the rear of the property, immediately behind, there is an entertaining area being two tier with a gravel area and with steps rising to an expansive paved area, ideal for alfresco dining. Beyond this, the garden is laid to a broad sweep of lawn with an area of orchard, a potting shed and a small wooded area with vegetable gardens and a greenhouse beside. There is a separate gated access to the plot from the approach lane, which opens to a stable yard providing hardstanding for a number of vehicles. There is a STABLE BLOCK with four separate stables, having an under cover paved area in front. There are also a range of timber OUTBUILDINGS in addition to a large SUMMER HOUSE with timber walls and flooring, double entrance doors and windows overlooking the grounds, along with power and light. At the end of the plot there is a further expanse of lawn with stepping stones through this area and leading to the fantastic

and beautifully crafted SHEPHERD'S HUT, which has timber framed double glazed windows overlooking the grounds, a timber entrance door, timber flooring, a kitchenette area with a timber work surface, panelled surrounds, a surface mounted sink and an open shelf beneath. The Shepherd's hut also has a built-in bed with storage below. The primary title extends to approaching 0.7 acres and there is around another 1.3 acres of paddock included within the sale.

MATERIAL INFORMATION - Subject to legal verification

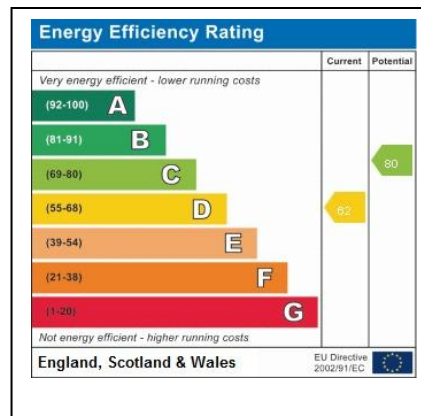
Freehold
Council Tax Band C





TOTAL FLOOR AREA : 243.3 sq.m. (2619 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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