



- A BEAUTIFUL PERIOD-STYLE DETACHED RESIDENCE
- ENTRANCE HALL, SPACIOUS DINING ROOM AND SITTING ROOM WITH FEATURE FIREPLACE
- BESPOKE KITCHEN/BREAKFAST ROOM AND SUN ROOM/LOUNGE
- DRAWING ROOM/STUDY AND CLOAKROOM/UTILITY
- FOUR BEDROOMS (EN-SUITE SHOWER TO BEDROOM ONE) AND A FAMILY SHOWER ROOM
- MANY OUTSTANDING FEATURES AND GOOD COUNTRY VIEWS
- EXPANSIVE PARKING AREA, CARPORT, BARN AND OUTSIDE STORE
- LOVELY MATURE GARDENS

Deane Road, Stokeinteignhead, TQ12 4QF

£1,100,000

A beautiful detached period-style property with many outstanding features set close to the heart of this popular and picturesque near-coastal village. Spacious reception rooms, bespoke kitchen/breakfast room, sun room/lounge, utility/cloakroom and four bedrooms (en-suite shower room to bedroom one.) Family shower room, country views and extensive parking. Double carport, useful barn and external store. Wonderful mature gardens and grounds.



## Property Description

### LOCATION

Mill Leat Farm has a level approach and is set close to the heart of the popular near coastal village of Stokeinteignhead. Stokeinteignhead is a picturesque village characterised by a number of pretty cottages set in a lovely valley. The village lies around 1.5-miles west of the Teign Estuary and the coastal village of Shaldon. The neighbouring village of Maidencombe with its sandy beach and access to the wonderful South West coast path is also closeby. Stokeinteignhead has a 14th Century Church and amenities include a well-regarded Primary School, a village store, the popular Church House Inn and a modern village hall. The village is surrounded by a good network of green lanes and bridle paths, making for good hacking and walking. The resort of Torquay lies around 6-miles to the south with its 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

Mill Leat Farm is a particularly lovely detached residence with classic external aesthetics having stone, timber-faced and rendered elevations with beautiful timber framed windows set beneath thatched and tiled rooves. Originally converted from a collection of agricultural buildings in 1984, the developer made us of many reclaimed period features, which give the property a fabulous authentic period feel but with many of the advantages of a more modern conversion. The charming accommodation is approached by way of a large period entrance door which opens to the entrance hall which has a quarry tiled floor. An inner doorway opens to the welcoming and spacious dining room with feature ceiling beams, ample space for a large dining table and with this space overlooking the pretty gardens at the rear. The sitting room is another particularly lovely space with a feature inglenook-style stone fireplace and with this space opening to a sun lounge, which





forms a good informal reception area. The kitchen/breakfast room provides a great "hub" for the house and has a beautiful bespoke range of units and the kitchen/breakfast room in turn opens to the spacious drawing room/study. This is a more recently converted part of the house and provides a good versatile space. Also to the ground floor there is a hallway with feature turning stairs rising to the upper floor and a utility/cloakroom leading off. At first floor level, many of the windows have good views towards countryside on the fringes of the village and the principal bedroom is a lovely space with a built-in wardrobe and an en-suite shower room leading off. There are two further good sized bedrooms to the upper floor, and the fourth bedroom is currently in use as a dressing room, having a good range of built-in cupboards and wardrobes. Additionally there is a modern family shower room. Outside, Mill Leat Farm has a lovely approach with a level expanse of forecourt/driveway to the front of the property providing parking for numerous vehicles and being partially enclosed by character stone walling with a mature front garden adjoining. Additionally, to the front of the property there is an open carport with a store leading off. From the front access can also be gained to the useful attached barn, a good additional space providing a useful storage/workshop area and providing potential for conversion to a variety of uses subject to the necessary consents. Outside to the rear of the property, the landscaped gardens are an absolute delight being particularly mature and stocked with a great variety of shrubs, trees and flowering plants. Immediately behind the property there is an expansive paved entertaining area and the gardens set above this are terraced and laid out to a large sweep of lawn, a wonderful elevated spot to enjoy the peaceful surroundings and good views towards countryside on the edge of the village. The back garden also backs onto a neighbouring orchard, thus providing a good degree of privacy and seduction.

From the sweeping driveway/entrance area an entrance canopy is approached. A large period-style panel entrance door with a heavy timber-work surround opens to the....

#### **ENTRANCE HALL**

An attractive welcoming space with quarry tiled floors, leaded light window, sloping ceiling, front facing window, coat hooks.

An inner glazed and panel door with feature beam and timber-work over opens to the...

### DINING ROOM

A highly appealing room with a beautiful timber framed window overlooking the outside at the rear. There are feature ceiling beams and a beautiful wall with timber panelling and wall lights. There are also high level display shelves, a display recess and an ornate column-style radiator.

### SITTING ROOM

Another fantastic room, also with beams to the ceiling. A beautiful front-facing mullion-style window overlooks the front aspect and a timber framed window also overlooks the rear, both with timber sills. There is an ornate column-style radiator, high level shelving and a large inglenook-style fireplace with an exposed stone-work surround, a raised brick hearth and large log-effect gas stove. Adjoining the chimney breast there are feature display shelves and a panel door opens to a shelved cupboard housing the electricity trip switches. From the sitting room a timber framed glazed door opens to the....

### SUN ROOM/LOUNGE

A lovely space providing an informal reception area with ceramic floor tiles, dado height panelling to the walls and two large double glazed skylights afford a good degree of light. There are multiple double glazed windows with timber frames and an inset glazed door leads out to the outside area at the front and also take in some good views towards the village linney and rolling meadows beyond. There are also two small radiators.

### KITCHEN/BREAKFAST ROOM

Another appealing space with timber flooring and ample space for a large breakfast table and chairs. The kitchen area is fitted with an excellent range of bespoke floor and wall mounted units with "Shaker style" cupboard door and drawer fronts. There are extensive areas of timber work surface, an under-mounted butler sink with mixer tap and panelled and tiled surrounds. There is space for a seven-ring Rangemaster stove, space and plumbing for a washing machine, space for a fridge/freezer and space for a dresser. A rear facing timber framed window overlooks the garden and multiple front-facing

timber framed windows with display shelving above overlook the front aspect and countryside and have a long timber display sill. Column style radiator, spotlights and a panel door opens to the....

### PORCH/BOOT ROOM

With high level shelves, a recess for an appliance and a feature timber panel door with porthole-style window opens to the outside.

### DRAWING ROOM/STUDY

A versatile reception room being dual aspect with a large, front-facing timber framed multi-paned double glazed window overlooking the front aspect and rear-facing double glazed timber framed windows overlook the rear. There is a high ceiling with beams and spotlights, extensive built-in book shelving, dimmer switches for lights and two radiators.

Leading off the dining room there is an.....

### INNER HALLWAY

Having turning stairs with a timber banister rising to the first floor. A panel door opens to a good-sized part shelved under stairs cupboard and a further panel door opens to the....

### CLOAKROOM/UTILITY

Having a timber framed window overlooking the rear aspect with timber sill, ceramic floor tiles and the wall-mounted boiler supplying the central heating. There is a pedestal wash hand basin with tiled surround and shelf over, a WC and a wall-mounted medicine cabinet. Space and plumbing for a washing machine. Display shelf.

### FIRST FLOOR LANDING

Another good space with a timber display ledge above the stairs, feature beams, newel posts and wall lights. A panel door opens to a large linen/airing cupboard with slatted shelving.

### BEDROOM ONE

A beautiful dual aspect room with a front facing timber framed window with timber sill having some good views over the surrounding area towards nearby and distant countryside.

Ceiling beam and a feature side-facing leaded light coloured glass window. Column-style radiator, built in wardrobe and a panel door opens to the.....

### EN-SUITE SHOWER ROOM

With a timber framed window overlooking the garden and a modern three-piece suite comprising a tiled shower cubicle with folding door and a thermostatically controlled shower, a large pedestal wash hand basin with tiled surround, shaver light and mirror over and a WC. Open shelves, panelling to walls and a wall-mounted electric heater.

### BEDROOM TWO

Another double bedroom with a front facing timber framed window with timber sill taking in good views over the surrounding area towards nearby and distant countryside. Radiator and ceiling beam.

### BEDROOM THREE

Having a front facing timber framed window with timber sill having good views towards nearby and distant countryside and a radiator.

### BEDROOM FOUR

Currently in use as a dressing room with a timber framed window with timber sill overlooking the back garden and the neighbouring orchard beyond and there are a good range of built-in cupboards/wardrobes.

### FAMILY SHOWER ROOM

Having a sloping ceiling with a feature beam and a side facing timber framed window with timber sill overlooks the garden and takes in views beyond. Ceramic floor tiles, panelling to one wall and a modern three-piece suite comprising a curved shower cubicle with dual heads and triple controls, a pedestal wash hand basin and a WC. Recessed area with spotlight, display ledge and a further timber framed window. Column radiator.

### THE BARN

Approached from the front of the property a large timber entrance door opens to the barn, this being a useful space set out loosely in three parts with a vaulted ceiling having

exposed beams and a truss, along with a high-set leaded light window. The barn currently serves as a storage area/workshop but could provide scope for conversion for further accommodation/ancillary/hobbies use subject to the necessary consent.

## OUTSIDE

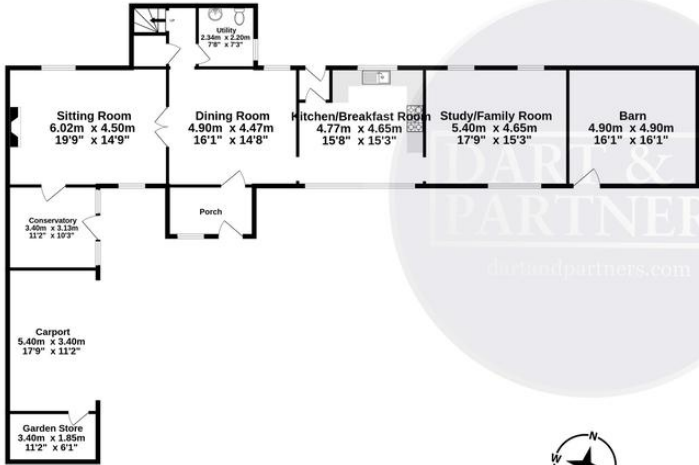
Outside to the front of the property, feature double access gates and a pedestrian gate open to the forecourt/driveway area at the front of the property, which is laid to stone chippings and provides PARKING for numerous vehicles. There is a feature antique lamp post and, adjoining the driveway there is a well-stocked area of bedding having a range of shrubs and flowering plants to include palms and roses. Set on one side of the driveway, open access is gained to a useful CARPORT, which is set beneath a sloping metal roof and provides under cover parking for at least two vehicles and has whitewashed stone walling and exposed beams, as well as a light. From the carport a panel door opens to a large external store/workshop with stone walls and with this space housing the meters.

Outside, to the rear Mill Leat Farm has particularly lovely and mature gardens. Immediately behind the house there is an attractive two-tier terrace laid to sandstone paving and also having a feature canopy with crenulated metal pillars leading out from the back door. The terraces are partially enclosed by character stone walling which retain beautiful areas of bedding above stocked with a plethora of shrubs and flowering plants. Gravel laid pathways rise to the gardens on either side of the terraces along with stone steps. On one side of the property, set behind the village linney, there is a raised drying area laid to stone chippings with lawns on either side. The upper garden is largely laid to a broad expanse of lawn and is the perfect spot to contemplate the wonderful views across the rolling countryside on the fringes of the village. There are borders, well stocked with shrubs, to include camellias, azaleas clematis and palms. A high natural boundary has various mature shrubs and trees and the plot is largely enclosed by post and wire, and panel fencing. There is a mature magnolia and the garden backs on to an area of neighbouring orchard providing a good degree of privacy and sedusion.

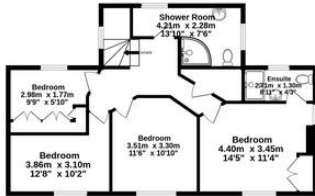


Freehold  
Council Tax Band G

Ground Floor  
167.3 sq.m. (1801 sq.ft.) approx.



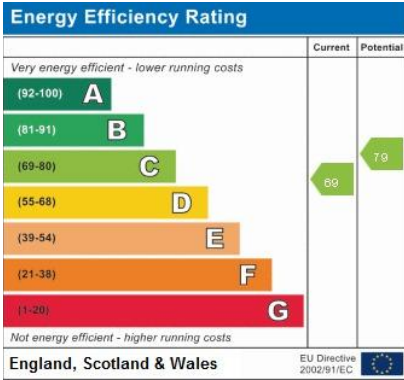
1st Floor  
67.1 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA : 234.4 sq.m. (2523 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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