





Longlands House

Whilborough Road, Newton Abbot

This exceptional 5-bedroom detached house offers a wonderful blend of elegant living spaces and idyllic countryside views. The impressive property boasts a superb bespoke kitchen breakfast room with a gas Aga and separate laundry room, perfect for those who love entertaining. In addition, the four reception rooms provide ample space for relaxing and socialising, while the bay windowed sitting room features a cosy wood burning stove.

This stunning property offers five double bedrooms, three of which have en suite facilities, ensuring luxury and comfort for all residents. There is also a home office with built-in furniture, allowing for a peaceful and productive work environment. The spacious family bathroom adds to the convenience of this exquisite house. The automated gates lead to an attractive block paved driveway and a double garage, providing secure parking.

Agents note - There is a 40% overage clause for 25 years on the paddock if planning permission is granted for a future development and a land uplift figure is applicable. The document is available on request.

Under Section 21 of the estate agents act 1979 we are required to inform any purchasers that the owner of this property is an employee of Absolute Sales and Lettings.



GARDEN

There is a wrought iron gate that leads to the good sized private gardens that have been superbly landscaped and stocked with an abundance of specimen shrubs, trees and bushes. There is also a sun terrace that affords rolling countryside views and a kids soft play area. There is a 5 bar gate that gives access to the paddock which is approaching 4 acres and has a gentle slope.

DRIVEWAY

4 Parking Spaces

The property is approached via a 5 bar automated gate that leads to an attractive block paved driveway offering ample driveway parking and EV car charger. From Whilborough Road there is a 2nd vehicular entrance and 5 bar gate that opens to a stone chipped driveway and has access to the stable block where there is a double carport/hay storage area and single stable that is currently arranged as a home gymnasium.

GARAGE

Double Garage

The sweeping driveway leads to the detached double garage with 2 electrically operated up and over door.

CAR PORT

2 Parking Spaces

From Whilborough Road there is a 2nd vehicular entrance and 5 bar gate that opens to a stone chipped driveway and has access to the stable block where there is a double carport/hay storage area and single stable that is currently arranged as a home gymnasium.



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The property occupies a much sought after semi rural location on the edge of Kingskerswell and highly desirable hamlet of North Whilborough. There are some lovely country walks just on your doorstep, two local pubs, a village primary school, Doctor's surgery, hairdressers, post office and Co-operative. Torquay seafront is approximately 5 miles distance with easy access to Newton Abbot train station, offering rail links to London Paddington. The city of Exeter is 30 minutes away with its regional airport.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Superb bespoke kitchen breakfast room with gas Aga and separate laundry room
- Attached stables and paddock approaching 4 acres with ample parking
- Four reception rooms and downstairs cloakroom
- Bay windowed sitting room with wood burning stove
- Five double bedrooms (three with en suite facilities)
- Home office with built in furniture
- Spacious family bathroom
- Automated gates leading to attractive block paved driveway and double garage
- Beautifully landscaped private gardens with stunning country views

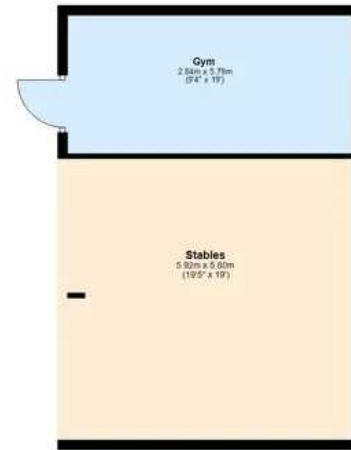




ABSOLUTE



Ground Floor
Approx. 233.5 sq. metres (2513.5 sq. feet)



First Floor
Approx. 127.2 sq. metres (1368.1 sq. feet)



Total area: approx. 360.7 sq. metres (3882.6 sq. feet)

Approx.
Plan produced using PlanIt





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