



Semi-Rural Barn Conversion

CHECK OUT this LOVELY Barn Conversion. Modern + classic style. Dining Hall, modern Kitchen, comfortable Lounge, 3 Bedrooms + Bathroom. Electric Heating. Garage, Store + Parking. Large Private Garden + Patio. Beautiful Location, Rural Views, Local Walks. Easy access to Towns & Coast, A38 & M5

3 Rocombe Court | Newton Abbot | TQ12 4QL



thoroughly good property agents



PROPERTY TYPE

Barn Conversion



SIZE

900 sq ft



LOCATION

Village



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

63 D



COUNCIL TAX BAND

C



in a nutshell...

- Close to Villages, Towns & Coast
- Dining Hall + Modern Kitchen
- Living Room
- 3 Bedrooms
- Bathroom
- Large Private Garden + Patio
- Garage, Parking + Electric Car Charging
- Beautiful Location, Countryside Walks
- Private & Accessible





the details...

CHECK OUT this LOVELY Barn Conversion.

Located in the picturesque Village of Stokeinteignhead, the largest settlement of the parish includes a primary school, pre-school, a community shop and one pub, The Church House Inn. Local bus routes to Teignmouth and Newton Abbot, with their Trains Stations.

The property is set within a Courtyard Development of converted Barns, affording privacy but not isolation from the beautiful surrounding Countryside. Local walks and Mountain Bike routes are right on your doorstep.

The other point to note is this property has its own very spacious private Garden and Patio, situated just behind the Garage and Storeroom. Enclosed, Sunny and a great space that is unusual to be found with Barn Conversions. There is also an electric car charging point.

The pathway leads into the Entrance Porch, where you will find the ground floor Cloakroom. This leads through to a great Dining Hall space, with log burner, space for Dining Table and Chairs, a tiled floor and window overlooking the front. Here you lead on through to a modern Kitchen, window to the rear, a range of cupboards, work surfaces areas, oven, hob, cooker hood, sink, plumbing for a washing machine, space for a fridge, tiled splashbacks and tiled floor.

Separately from the Hallway, you find the Living Room. Traditional recess windows and lower ceiling gives a comfortable and cosy feel still with plenty of natural light. Window overlook the rear and front. The open plan staircase takes up to the Bedrooms. The first floor has 3 Bedrooms, all a good size, plenty of natural light and a Bathroom.

The property has mains Electric, Water, a shared communal Septic Tank and internal there are individually WiFi controlled, oil filled radiators. Windows are timber framed sealed unit double glazed.

A lovely Home in a beautiful setting not far from life.

Well worth a look!
Tenure: Freehold
Council Tax Band C



what the owner loves most...

Just at the end of the track are the best dog walks and mountain biking routes, with the Beaches and Coast a short drive. Local Pub and Shop are really handy too.



the floorplan...

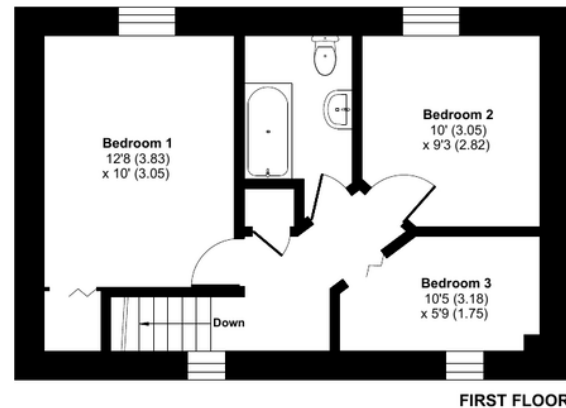
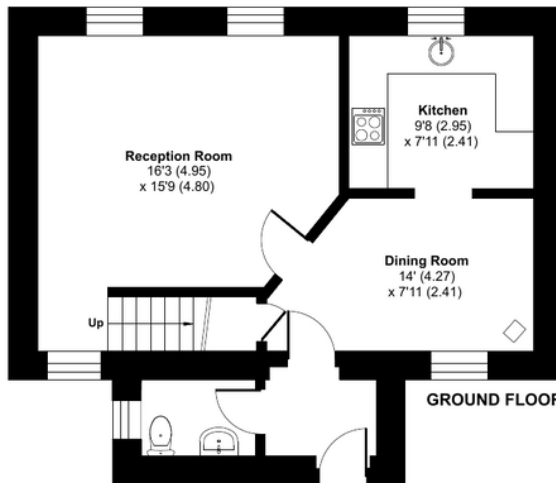
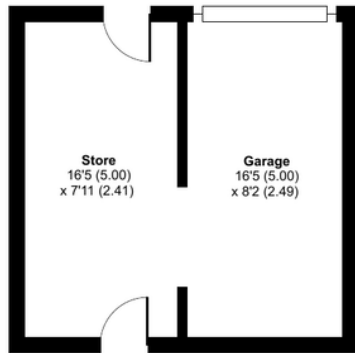
Rocombe Court, Lower Rocombe, Stokeinteignhead, Newton Abbot, TQ12

Approximate Area = 926 sq ft / 86 sq m

Garage = 275 sq ft / 25.5 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1179186



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 4QL





Need a more complete picture? Get in touch with your local branch...

Tel [01626 362 246](tel:01626362246)
Email newton@completeproperty.co.uk
Web completeproperty.co.uk

Complete
79 Queen Street
Newton Abbot
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.