



Blue Hills, Connybeare Lane, Coffinswell

£1,500,000 Freehold

Grand Detached Six Bedroom House • Multiple Reception Rooms To Suit A Requirement Of Needs • A Unique Estate With Spectacular Rural Views • Spacious Kitchen/Diner with Utility Room • Three En-Suites To The Main House • Oil Fired Central Heating • Easy access to train station, facilities and amenities • Approximately 3.5 Acres Of Land • Extensive Driveway Parking • Garage Block Containing A Single And Double Garage With Games Room

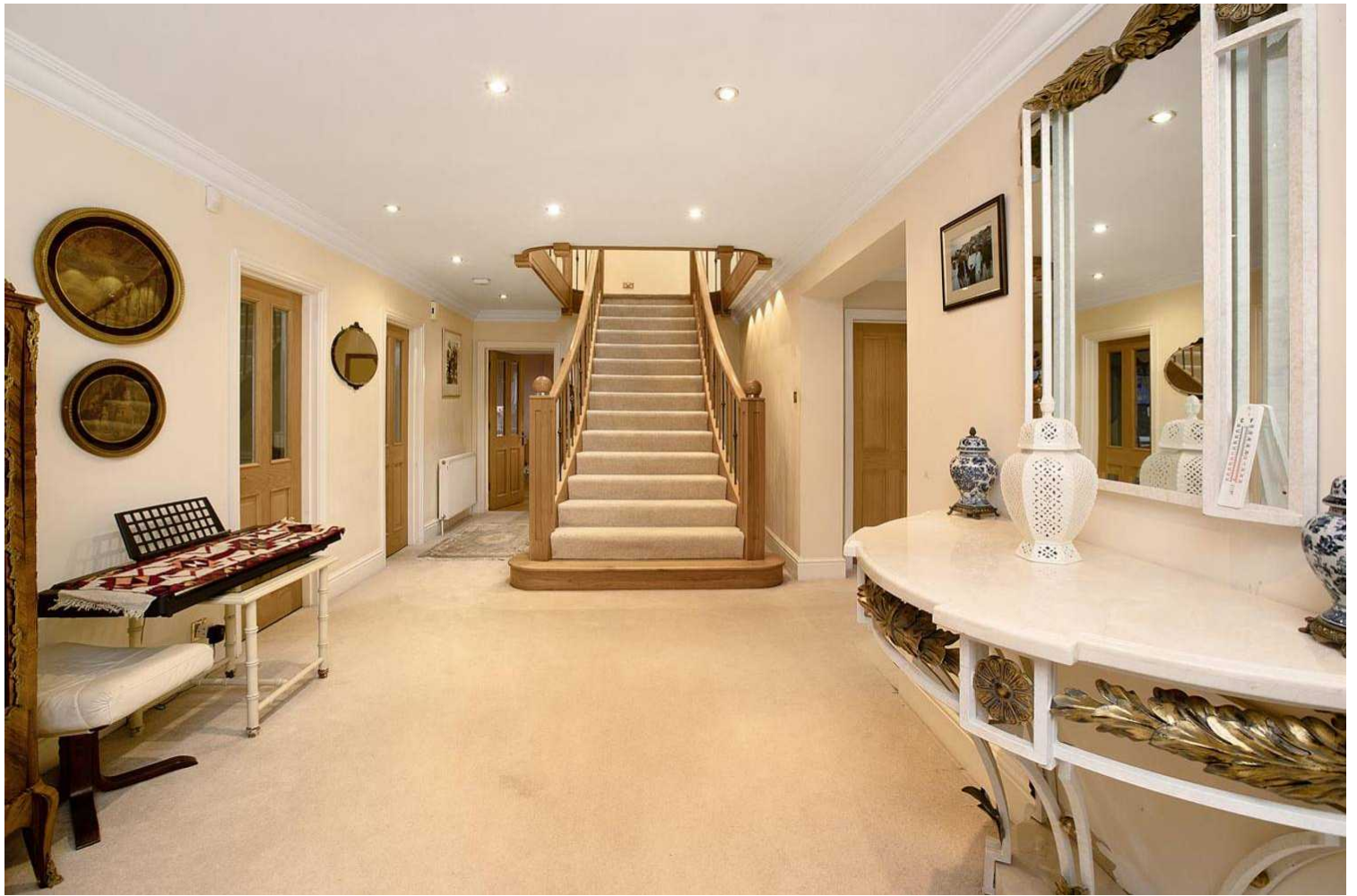
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the key to your home



Nestled in the tranquil countryside near Coffinswell, this exceptional property offers a unique opportunity for a serene and spacious country lifestyle. A charming six-bedroom detached house, a garage block containing a single garage, a double garage and games room and sprawling 3.5 acres of land, awaits a new owner to call it home sweet home.

Upon entry, you are welcomed by a bright and airy boot room, providing ample space to kick off your shoes and coats before entering the heart of the home. A delightful cottage-style kitchen that exudes warmth and character. Wooden base units and gleaming granite worktops harmonise effortlessly, creating a rustic yet elegant ambience. Cooking enthusiasts will delight in the fully equipped kitchen featuring a range cooker with an induction hob, an extractor fan to whisk away cooking aromas, and a composite sink with a stylish mixer tap and practical drainer. The central island with a breakfast bar is not only a culinary haven but also a focal point for family gatherings and casual dining.

Adjacent to the kitchen, a spacious dining area beckons with its generous proportions and natural light streaming through patio doors leading to the terrace, perfect for al-fresco dining or simply basking in the daylight. Entertaining guests or enjoying every-day meals in this inviting space will surely become a cherished routine.

For added convenience, a well-appointed utility room stands ready with ample wall and base units, ensuring storage

For added convenience, a well-appointed utility room stands ready with ample wall and base units, ensuring storage solutions are at hand. With space and plumbing for multiple appliances, including a washing machine and dryer, laundry tasks become a breeze. An adjacent door leads to a convenient cloakroom WC, offering practicality and ease for residents and visitors alike.

The kitchen seamlessly flows into the grand hallway, featuring a majestic staircase that leads to the upper levels. The downstairs accommodation is thoughtfully designed, with a convenient WC and a full-size cloakroom adorned with hanging rails, ideal for neatly storing coats and shoes.

Entertainment and creativity intertwine in the playroom, complete with built-in storage shelves, a large picture window offering sweeping countryside views, and a wall transformed into a massive chalkboard—an inspiring canvas for budding young artists.

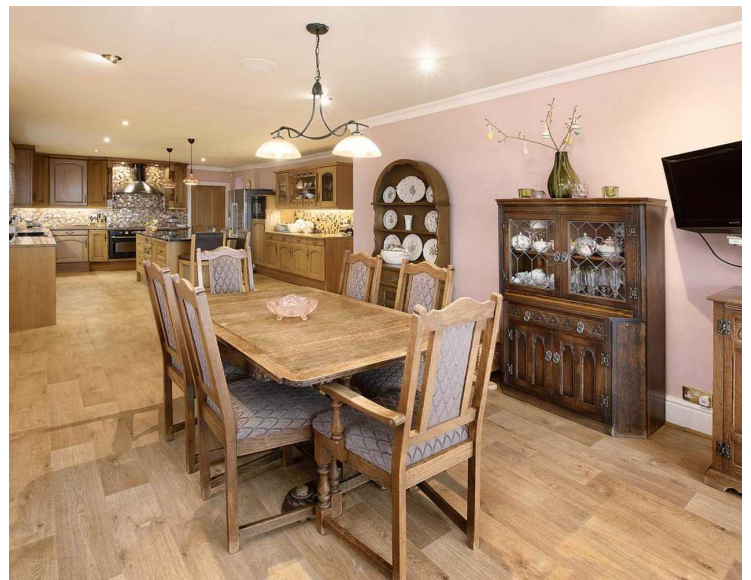
The dining room exudes elegance with its spacious layout, large picture window, and abundant space for a sizeable dining table, making it an inviting spot for hosting family gatherings and special occasions.

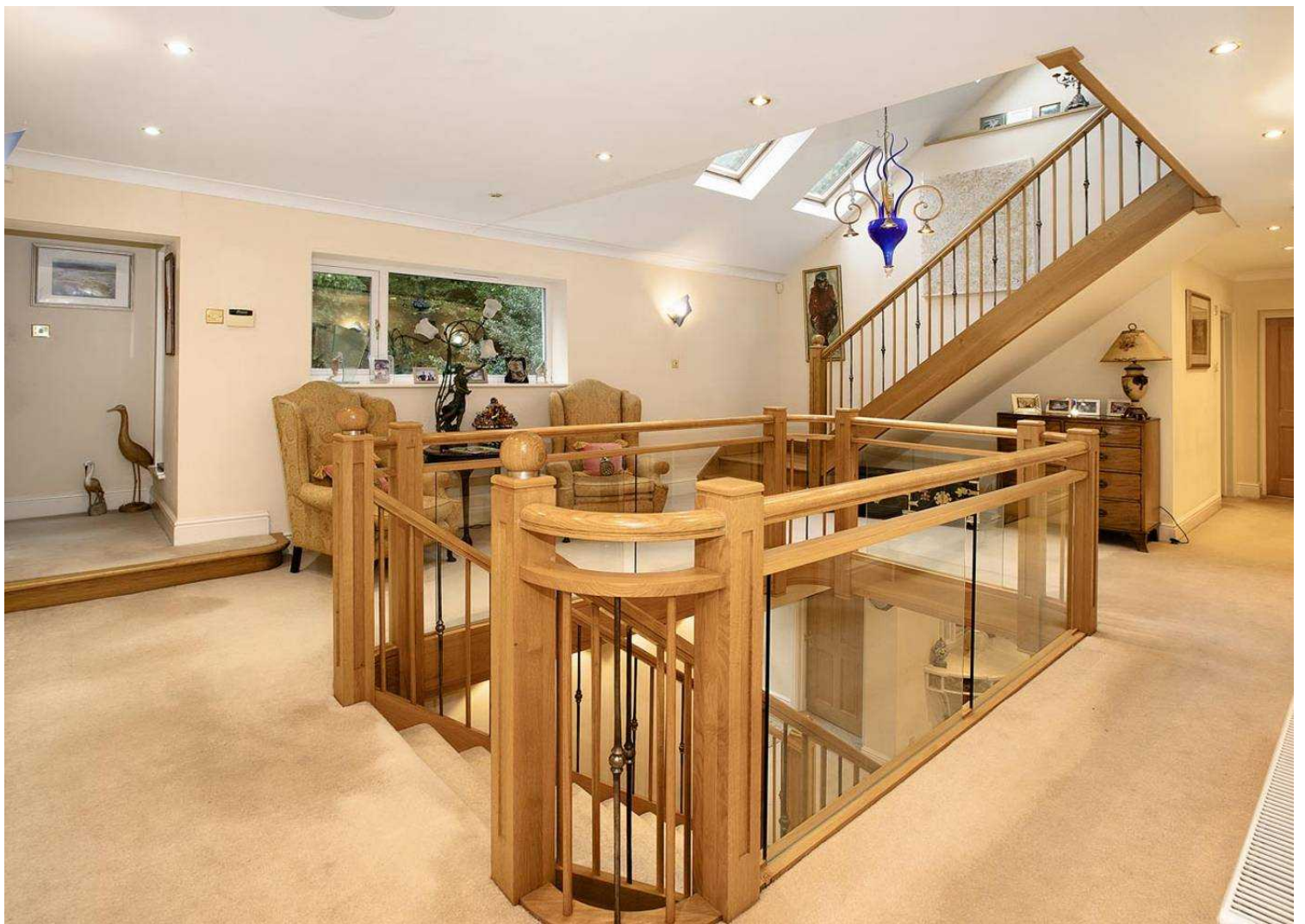
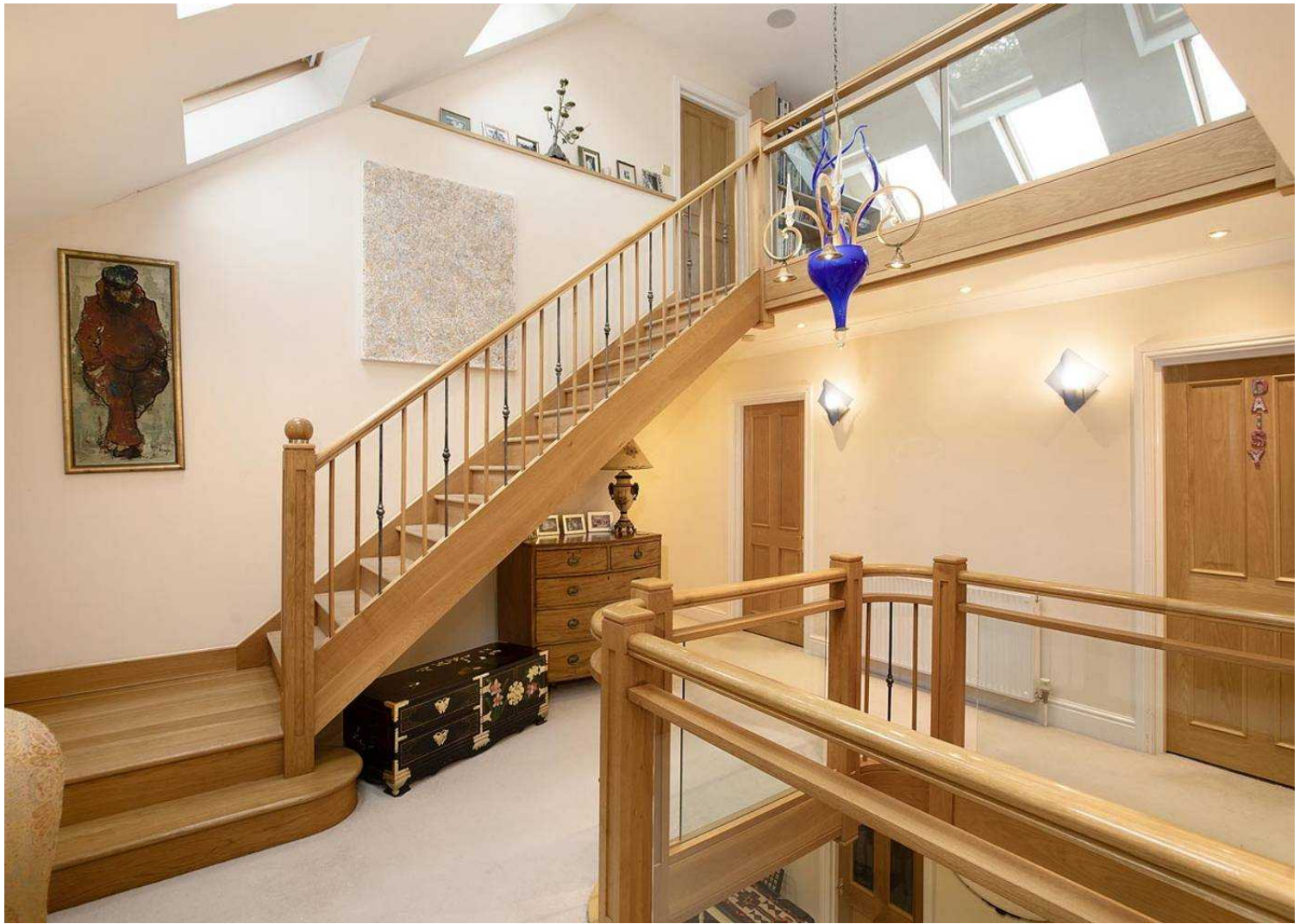
The heart of the home, the expansive living room, showcases dual aspect windows that flood the space with natural light, complementing the real wood effect feature fireplace. The pièce de résistance lies in the panoramic, curved, bi-folding doors that seamlessly connect the interior to the terrace, creating a harmonious indoor-outdoor living experience.

Upstairs, you are greeted by a spacious, balconied landing that leads you into the first-floor accommodation. Tucked in a quiet corner off the landing is a cosy office, providing a secluded sanctuary away from the daily hustle and bustle. On this level, you'll find four double bedrooms, two of which boast separate dressing rooms and ensuites.

Each bedroom offers sweeping countryside views, immersing you in the natural beauty that surrounds this property.

The principal bedroom is a true gem, featuring panoramic, curved windows that offer breathtaking, far-reaching views. It's a perfect spot to unwind and lose yourself in the beauty of nature. Adjacent to the bedrooms, a door leads to the family bathroom, offering convenience and functionality for busy mornings.





Venturing upstairs to the second floor, you'll discover two additional double bedrooms, each with charming Juliet balconies that invite in natural light and fresh country air. One of these bedrooms also features its own ensuite, adding a touch of luxury to this delightful space.

With its seamless blend of modern comfort and rural charm, this property offers a unique opportunity for those looking to embrace a more relaxed way of life. Whether you're dreaming of a private home office, spacious bedrooms for the whole family, or simply a quiet retreat in nature, this property has it all. Don't miss the chance to make this countryside oasis your own.



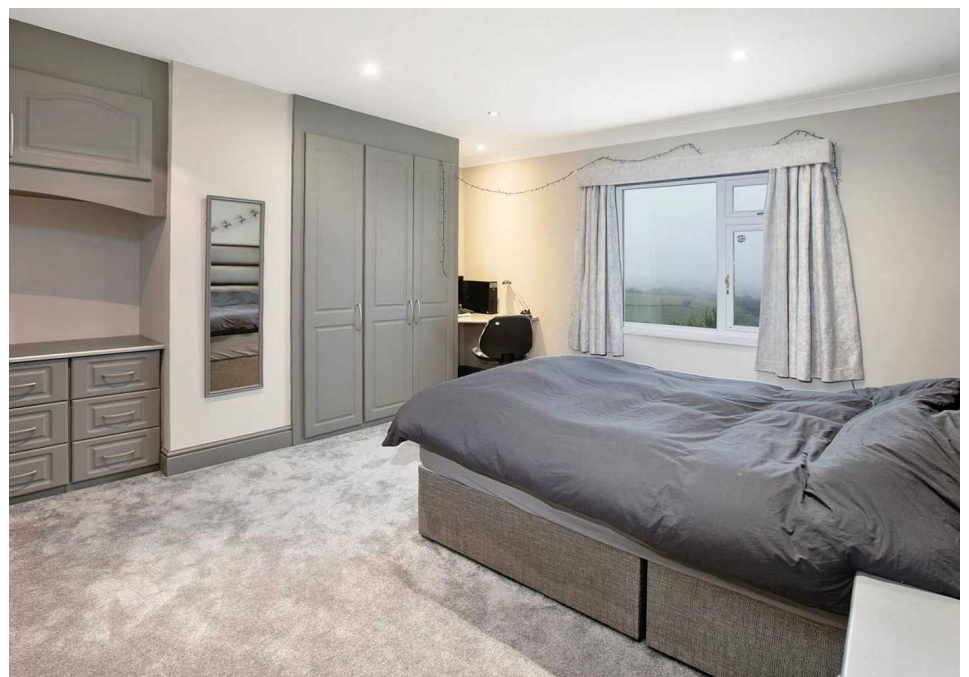
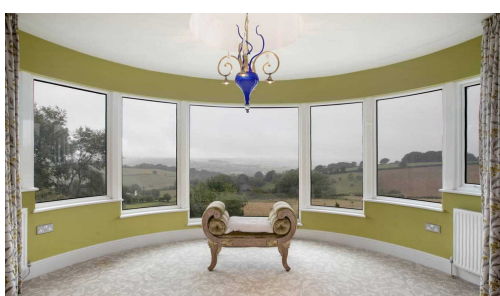
Useful Information

Broadband Download Speed
Ultra-fast up to 1000Mbps
(According to OFCOM)

EPC Rating – C

Teignbridge Council Tax Band
G - £3,893.25

The property is freehold



Garden

A covered terrace, boasting skylight windows that bathe the space in natural light, wraps around the front of the property, offering a perfect spot for morning coffees or evening cocktails. Imagine unwinding in the sunken hot tub, soaking in the breathtaking views that stretch beyond. As you descend the steps onto the meticulously maintained lawn, surrounded by mature plants and trees, you'll feel a sense of tranquillity and privacy that spans across 4 acres of lush grassland. Whether you're hosting a soirée or simply enjoying a peaceful day outdoors, this property provides the perfect backdrop for your lifestyle.



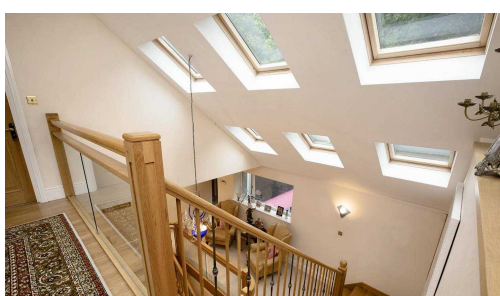
Garage

Triple Garage

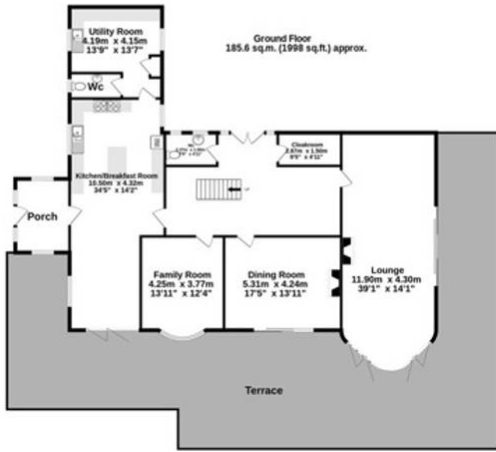
Driveway

9 Parking Spaces

The blockpaved driveway has ample parking for multiple vehicles







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
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