



DETACHED HOME

Forches Hill | Newton Abbot | TQ12 4QX – Offers in Excess of £500,000





PROPERTY TYPE

Detached House



SIZE

1472 Sq ft



LOCATION

Village



AGE

2012



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Underfloor heating



PARKING

Off Road Parking



OUTSIDE SPACE

Terrace and garden



EPC RATING

C



COUNCIL TAX BAND



### in a nutshell...

- VILLAGE LOCATION CLOSE TO TOWNS
- THREE DOUBLE BEDROOMS
- OPEN PLAN VAULTED LIVING SPACE
- OFFICE
- SOLAR PV HEAT RECOVERY
- TRIPLE GLAZED
- UNDERFLOOR HEATING THROUGHOUT
- BEAUTIFUL VIEWS
- DRIVEWAY PARKING
- NO ONWARD CHAIN



## the details...

Approached via a private drive from Forches Hill, Hillside was built in 2012 by the current owner with sustainability and efficiency at the forefront of its design. The property incorporates 4kW solar PV panels, a heat recovery ventilation system, triple glazing throughout (with double-glazed Velux windows), additional external insulation and zoned underfloor heating across both levels. These features combine to enhance comfort while helping to minimise running costs.

Set within approximately 0.6 acres, the home has been cleverly arranged on a reverse level basis to maximise the far-reaching outlook over the village and countryside beyond. The principal living accommodation is positioned on the first floor, where a striking vaulted ceiling with exposed central beam creates a wonderful sense of space and light. Multiple windows and rooflights flood the interior with natural light, and engineered oak flooring extends throughout this level.

The open plan layout provides distinct yet flexible areas for sitting, dining and cooking. The sitting area is positioned at the far end of the room, offering generous space for comfortable seating, while the dining area sits centrally and easily accommodates a large table for entertaining. The kitchen area is arranged with a freestanding layout and breakfast bar, forming a sociable and practical heart of the home. Two glazed doors open onto a decked terrace, ideal for outdoor dining and enjoying the elevated views.

Approximate Gross Internal Area 1472 sq ft - 136 sq m

Ground Floor Area 736 sq ft - 68 sq m

First Floor Area 736 sq ft - 68 sq m



PINK PLAN

complete.



## the details...

Also on the first floor are two enclosed rooms, one currently used as a study and the other as a shower room. Above these rooms is a useful mezzanine style space.

The property is approached along a private driveway leading to a gravelled parking area beside the house. There is ample space further along the drive to construct a garage, subject to the necessary planning permissions.

The grounds are currently arranged as a natural garden, incorporating wooded and open areas that create an attractive setting rich in wildlife and ideal for family life. The upper boundary backs onto open farmland, enhancing the sense of privacy and rural charm. Alternatively, there is clear potential to landscape the grounds more formally to create level lawns and defined garden areas if desired.



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