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**Charlecombe Farm
Off the Rocombe Road
Combeinteignhead
Devon
TQ12 4RE**

An imposing, very attractive and fully refurbished, architect designed farmhouse set in approximately 43 acres in a beautiful, rural location in the golden triangle in between Shaldon, Torquay and Newton Abbot.

- Four bedroom suites
- Dual aspect kitchen/breakfast room with living space
 - Dual aspect lounge and entrance hall
 - Cloakroom
 - Large balcony
 - Under-floor heating with LED down lighting
 - Hardwood double glazing
 - Engineered oak or granite flooring throughout
 - Automatic wooden gate entry system
 - Double car port
 - Heat recovery system
- Ground Source providing the under-floor heating & hot water systems
 - Photo voltaic panels with feed in tariff
 - New Roof



Wood's Estate Agents & Auctioneers
6 Queen Street
Newton Abbot, Devon
TQ12 2EF

01626 336633
homes@woodshomes.co.uk

woodshomes.co.uk



Situation and Description

Originally constructed in the 1980's, Charlecombe Farm is a rare property. A modern and individual house with a great deal of character this house is set in a glorious rural setting, ring-fenced within its own grounds. Charlecombe Farm has been renovated and refurbished within the last few years to a very high standard. With an "as new" feel to it, the owner has transformed the dwelling into a twenty-first century residence of character. From the wide, double glazed, hardwood framed picture windows and sliding doors to the engineered oak and granite flooring, every care has been taken to create a quality, lifestyle home.

The first floor, which is entered from ground level, features a spacious, central foyer, ideal for entertaining, in the centre of which is an attractive Burbidge staircase with brushed stainless steel posts and finials. The bedroom suites are on the lower ground floor and all feature eco en suite shower and dressing rooms. The owner has been particular about detail with the emphasis on low maintenance and utilising space to create a bright and airy ambiance. The windows take full advantage of the delightful views surrounding the property.

The interior finish is of a high standard. The rooms have either engineered oak or granite flooring all with under-floor heating. LED down-lighting t.v. and telephone points. The joinery is particularly notable with attractive, matching oak internal doors. The luxury ensuite shower rooms are all fully tiled & have the highest quality fitments, including wall mounted vanity units and the latest energy-saving eco features; with ladder style heated towel rails, dual flush w.c. The whole property exudes a lovely, peaceful atmosphere.

Approximately half a mile from the attractive villages of Combeinteignhead and Stokeinteignhead, with their thriving communities, public houses/restaurants, parish churches and primary school in Stokeinteignhead. Charlecombe Farm is only about ten minutes' drive from Torquay, Newton Abbot and the A380 dual carriageway access at Penn Inn for Exeter and the M5.

To locate the property from the Penn Inn roundabout at Newton Abbot follow signposts to Combeinteignhead. Drive through Nethernton into Combeinteignhead. Turn right at Coombe Garage signposted Stokeinteignhead. After The Wild Goose pub drive approximately half a mile & take the right fork right signposted Rocombe. Turn almost immediately right into the drive to Charlecombe Farm.



Accommodation

Ground floor

Reception Hall

Entry-phone for the remote controlled gates. Fitted storage cupboards with oak doors, modular shelving and wide sliding doors leading out onto the sun terrace.

Cloakroom

Beautifully appointed and featuring 3 Venetian tiled panels above the wall mounted vanity unit wash hand basin and w.c.

Living Room

This spacious reception room is bright and airy with sliding patio doors on two sides leading onto the sun terrace/balcony and has lovely views. Stovax wood-burning stove with slate surround. There is a wide screen t.v. with surround sound system, with sub woofer and built in Bluray.

Kitchen/Dining room/Sitting room

This superb family room features a kitchen area with quality Mayflower matching wall and floor units and polished granite work surfaces and breakfast bar. It is extremely well fitted and includes a Stoves electric range with double oven, induction hob and warming plate with extractor fan above. A double bowl brushed steel sink. t.v with hdmi connection socket. Wide sliding patio doors lead out onto the balcony with a delightful outlook over the front field.

Lower ground floor

Hallway

With oak and modular shelving units and oak doors leading to the various rooms.

Master Bedroom Suite

Inner Hall

Bedroom

This large room with modular shelving, sliding patio doors with lovely views to the front field, t.v. with hdmi connection and a switch to run the fountain outside.

En Suite

A luxury en suite eco shower room with wall mounted vanity unit & w.c.

Dressing room

With extensive range of Ikea fittings including double & single drop hanging rails, draws & shelving.

Suite Two

Bedroom

With modular shelving, sliding patio doors with delightful views to the front field and t.v. with hdmi connection.

En suite

Eco shower room with wall mounted vanity unit & w.c.

Dressing room

With modular Ikea fittings including double & single drop hanging rails, draws & shelving.

Suite Three

Bedroom

This L shaped room has dual aspect sliding patio doors and lovely views. Modular shelving, t.v. with hdmi connection.

En suite

Eco shower room with wall mounted vanity unit & w.c.

Dressing room

With a range of Ikea fittings including double & single drop hanging rails, draws & shelving.

Suite Four

Bedroom

With modular shelving, sliding patio doors with delightful views and tv with hdmi connection.

En suite

Eco shower room with wall mounted vanity unit & w.c.

Dressing room

With a range of Ikea fittings including double & single drop hanging rails, draws & shelving.

Office

With a range of modular & shelving storage.

Utility/Plant room

Contains the Danfoss system that runs the underfloor heating and hot water, the Photo voltaic system, the RCD units and the Three Phase electric meter with fuse box. Brushed steel sink with double bowl floor cupboards, plumbing for washing machine and space for a tumble dryer or hanging space to dry clothes.

Outside

Charlecombe Farm is approached along a sweeping, tarmac driveway which swings around the whole of the house and there is parking for many vehicles. The house is surrounded by attractive sandstone paving, a raised border and stylish sun trap terrace with clear views over the farm.

Range of Outbuildings

Four bay outbuilding block measuring 10'6" x 9' 10".

Modern barn with power and light and water measuring 60' x 45'.

Former dairy consisting of two rooms on the ground floor measuring 24'3" x 15' and 15' x 10' plus a first floor room measuring 24' x 15' on a separate single phase unit. Plans have been prepared to convert this building into a two bedroom, eco holiday let.

Stable barn measuring 68'6" x 31'9" consisting of four bays and a feeding run with water and power.

Tack room 30' x 12' 3"

Dutch barn 45' x 20' constructed of steel and corrugated iron.

The Land

Charlecombe Farm comprises approximately 43 acres of which 29 acres are re-seeded pasture with post and rail stock proof fencing and established Devon banks and hedgerows. The 14 acres has been planted recently with British Heritage native species.

The land is registered under the Single Farm Payment Scheme which produced around £3,400 in 2014. The woodland provides an income of around £1,300 per annum for the next 13 years under the Woodlands Grant Scheme.

Services

Mains water and electricity are available and were connected at the time of inspection. Private drainage supplied by a new 10 man 5 year capacity.

NOTE: The rear fields of this property are currently let to a local farmer to allow for sheep & "Grass Crop" which fulfils the agricultural tie attached to the property & produces a monthly income. The farm's annual return is now approximately £10,000.





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B	87	89
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales				England, Scotland & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus; equipment, fixtures or services and so cannot verify that they are in working order or fit the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view.