



The Thatched
Cottage



The Thatched Cottage

Crossley Moor Road, Kingsteignton, Newton Abbot,
Newton Abbot 3 miles Exeter 16 miles

- Substantial detached freehold property
- 2,700sq ft of accommodation
- Listed Grade II of 16th Century origins
- Used as a house and restaurant for many years, though equally ideal as one house or possible sub-division (STC)
- Expired planning consent for building plot in grounds

Guide price £645,000

SITUATION

The property sits in the large village of Kingsteignton which lies just to the west of the Teign Valley and to the north of the town of Newton Abbot. Though originally a farmhouse and would therefore have served a farm, all of the surrounding area is now built up providing a wealth of opportunities for customers if one intends to use the property for business purposes as well as ideal for walking to all the facilities that Kingsteignton has to offer.

HISTORY/INTRODUCTION

The property is Listed Grade II. The notes state that the property is of possibly early 16th Century origins with a 17th Century remodelling, 19th Century extension and 20th Century renovations. The interior has been altered over time, but there is surviving evidence of a two room and through passage plan at the left end with a 19th Century addition at the right end. The humped shape of the ridge does suggest Medieval origins (cattle were led through the passage from the front of the house to the farm buildings at the rear within living memory) and 15th Century documents are said to have been discovered in the house and are now held in the museum at Newton Abbot. Though originally a farmhouse, the property has been used as a restaurant from the 1970s with living accommodation



A substantial Listed property ideal for commercial or residential purposes (STC)





on the first floor, though it had been used for bed and breakfast purposes for many years previously.

Due to the size of the property, there is scope for possible sub-division to create an annexe etc (subject to the necessary consents).

It was run as a highly successful restaurant until it closed in late summer 2017.

In 2010 planning consent was granted for 'a plot on the property with car parking and relocated vehicular access' (Ref: 10/02078/FUL). We have verbally been advised that this could be renewed. Previous application (07/02153/FUL).

ACCOMMODATION

Entrance door from the rear leads into HALLWAY and DINING ROOM off which is a large KITCHEN with doorway to outside. The main RESTAURANT was previously two reception rooms in the old farmhouse and there is room for numerous covers being over 35' in length. There is also an attractive period fireplace. Beyond is a BAR AREA also with fireplace and rear hall with door to outside. There are Ladies and Gents wcs.

On the first floor there are 6 DOUBLE BEDROOMS, 4 with EN SUITE FACILITIES.

OUTSIDE

Outside is a generous car park (part would be used for the building plot) along with a charming enclosed, partly walled garden laid to lawn with numerous shrubs. Detached garage and store.

THE BUSINESS

As referred to earlier, the business is now closed, though it was previously very successful with 50+ covers dining area and large commercial kitchen (equipment removed). We are informed sales were approximately £200,000pa., opening five evenings and one lunchtime per week.

SERVICES

All mains services are connected.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

21/22 Southernhay West, Exeter, Devon,
EX1 1PR

Tel: 01392 255202

exeter@stags.co.uk

