



- A BEAUTIFULLY PRESENTED COTTAGE IN THE HEART OF PRETTY VILLAGE
- ENTRANCE PORCH AND SITTING ROOM WITH LOG BURNER
- SPACIOUS DINING ROOM OPENING TO THE MODERN KITCHEN
- LOVELY LIVING ROOM OPENING TO THE GARDEN
- UTILITY/BOOT ROOM
- EXCELLENT MASTER BEDROOM SUITE WITH EN-SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS AND MODERN FAMILY BATHROOM
- BEAUTIFULLY STOCKED GARDEN WITH COURTYARD AREAS

Laurel Cottage, Town Farm Lane, Ideford, Newton Abbot, TQ13 0AZ

£375,000

A beautifully presented and extended semi detached cottage set within the heart of this pretty community village. Sitting room with log burner, living room and dining room opening to modern kitchen. Utility/boot room, three bedrooms (one en suite.) Lovely gardens, external conservatory and workshop.



Property Description

SITUATION AND LOCATION

Laurel Cottage is set within the heart of popular Ideford, which is a pretty and conveniently positioned village surrounded by lovely rolling countryside. The village itself sits below Ideford common and the Little Haldon Hills, where there is an 18 hole golf course. The village has a strong sense of community and local facilities include a popular public house, The Royal Oak, and the village hall. There is also St Marys church and the village green. The neighbouring village of Luton also has a popular pub and eatery, The Elizabethan Inn. As well as the pretty and peaceful surroundings the location offers quick access to major roads, with the A380 to Newton Abbot and Exeter under a mile away, and the A38 accessible around 3 miles away at Chudleigh. The coastal town of Teignmouth is just over 4 miles away with its promenade, sandy beaches and good selection of Independent cafes, shops and restaurants, as well as boating opportunities on the Teign Estuary. The nearby town of Chudleigh also has various shops, a small supermarket and secondary education is just over 4 miles away at well-regarded Teignmouth Community College in Teignmouth. The county town of Exeter is around 12 miles away, accessible via fast roads and with a comprehensive range of facilities, fine dining, the Princesshay shopping centre, a Russell Group university and an International airport.



The cottage is a beautifully presented and substantially extended semi detached cottage with much character and charm. The well proportioned accommodation comprises of an entrance porch which opens to the sitting room with a feature fireplace and log burning stove. The dining room provides a lovely entertaining space with a feature fireplace and built in dresser and the dining space free-flows to the modern kitchen. There is a separate useful utility/boot room. Also to the ground floor, sitting in the recently extended part of the house is the lovely sitting room, being spacious with large patio doors overlooking and opening on to the pretty gardens, providing a good sense of inside/outside



living. To the first floor there is a wonderful master bedroom suite with vaulted ceiling, having exposed beams and a luxury en-suite shower room. There are two further double bedrooms at this level, along with a modern family bathroom. The outside space are particularly attractive with sheltered courtyard areas, a useful store/workshop, a large external conservatory and the main expanse of garden, which is laid to a broad sweeping lawn with beautifully stocked borders. There is LPG fired central heating and double glazing throughout.

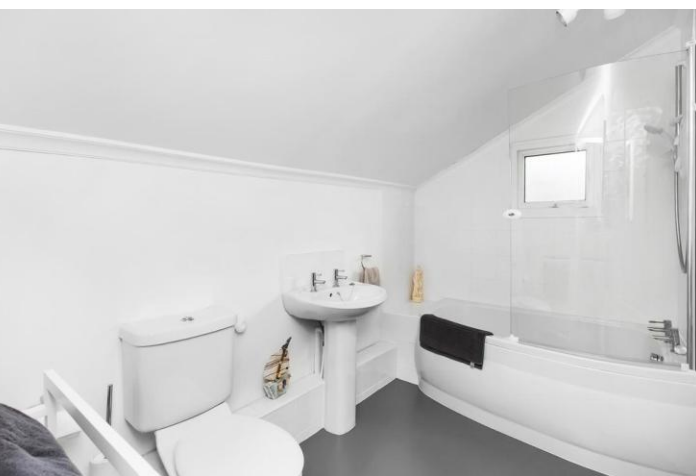


ENTRANCE PORCH

A bright and welcoming space with multiple uPVC double glazed windows looking across the front gardens to parts of the village and countryside beyond. Quarry tiled floor and a uPVC double glazed inner door opens to the:

SITTING ROOM

A lovely room with period charm, having a panel ceiling and a front facing uPVC double glazed window with tiled sill having views towards Humber Down. There is a feature Inglenook-style fireplace with a stone and brickwork surround and a polished stone hearth upon which there is a log burning stove. Radiator and a glazed door opens to the;



KITCHEN/DINING ROOM

The dining space provides a superb "hub" for the house and has timber effect flooring, as well as a feature fireplace with stone surround, a timber mantle over and an inset electric log burning effect stove. Stairs rise to the first floor and there are useful under stairs recessed cupboards, as well as a feature recessed built-in dresser with cupboard and display shelving. Radiator, side facing uPVC double glazed window and spotlights to ceiling. The dining space free-flows into the attractive KITCHEN AREA, which is fitted with a modern range of floor and wall mounted units with white cupboard door and drawer fronts and extensive areas of work surface

with complimentary tiled surrounds and an inset one and a quarter bowl single drainer, stainless steel sink unit. There is a Whirlpool double oven with four ring gas hob and filter over, space and plumbing for a dishwasher and under surface space for a fridge. A side facing uPVC double glazed window with inset extractor fan overlooks the courtyard area. There is a useful full-height, part shelved cupboard and multiple spotlights to the ceiling.

UTILITY/BOOT ROOM

High ceiling with Velux-style window and a front facing uPVC double glazed window overlooking front garden. Ceramic floor tiles and a wall-mounted Worcester boiler supplies LPG-fired central heating. There are areas of work surface with under surface space for a washing machine with space for a tumble drier beside. Space for upright freezer, wall mounted cupboards and a uPVC double glazed side door opens to the outside.

LIVING ROOM

A particularly attractive and spacious room that sits in the extended part of the property. Multiple spotlights to the ceiling and large uPVC double glazed sliding patio doors open to and overlook the lovely gardens. Two side facing uPVC double glazed windows.

CLOAKROOM/WC

Leading off the living room with timber effect flooring, a side facing uPVC double glazed window, a wall mounted wash hand basin with mixer tap and W.C.

FIRST FLOOR LANDING

With hinged loft access and feature glazed and latch panel doors opening to the first floor rooms.

MASTER BEDROOM SUITE

Also sitting in the extended part of the property the master suite is a wonderful room with feature uPVC double glazed gable windows overlooking the gardens and with views towards countryside in the distance. There is a vaulted ceiling with exposed trusses and beams, a radiator, built-in triple wardrobes and wall lights.

EN-SUITE SHOWER ROOM

A beautifully presented en-suite with high ceiling, Velux style window, spotlights, extractor fan and attractive tiling. The suite comprises of a pedestal wash hand basin with mixer tap, a WC and there is a large shower cubicle with Mira Sport shower. Towel rail and shaver light.

BEDROOM 2

Another attractive room, originally having been the main bedroom with a front facing uPVC double glazed window having wonderful views across parts of the village towards rolling countryside, Humber Down and Little Haldon. Radiator, feature cast iron fireplace and a large recessed cupboard/wardrobe.

BEDROOM 3

Another double bedroom with a side facing uPVC double glazed window having some outlook towards countryside in the distance, radiator.

FAMILY BATHROOM

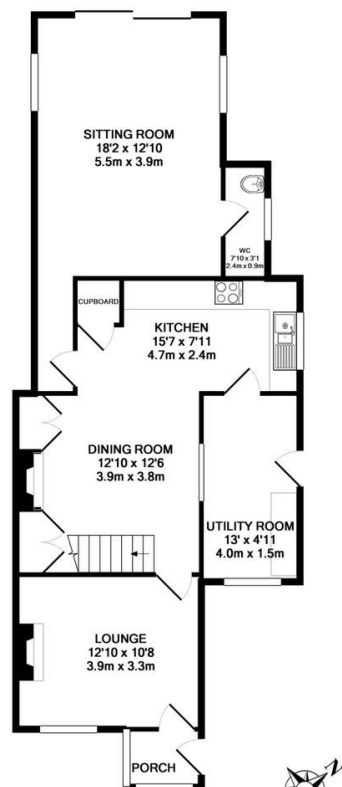
Fitted with an attractive modern white suite with tiled surrounds, comprising of a curved bath with full height tiled surround, Mira shower over and an attached shower screen. Pedestal wash hand basin, low level W.C, radiator and shaver point. Spotlights and side facing uPVC double opaque glazed window.

OUTSIDE

Laurel Cottage has wonderful mature cottage-style gardens. To the front there are attractive raised gardens with paved and gravel areas, having various shrubs and flowering plants to include hydrangeas, roses, and lavender etc. This area also houses the Calor/LPG central heating tanks. To the side of the property there is a raised courtyard area, being paved and adjoining a high wall with vine and mature climbing plants. A further courtyard area has a wonderful period outbuilding with high sloping roof, a cobbled floor, window and work bench, being a good place for the dry storage of logs etc. Immediately behind the cottage there is a paved seating area, perfect for outdoor entertaining with paved terraces above beyond which there is a sweeping lawn with beautifully

stocked borders. The borders have a wonderful array of mature shrubs, trees and flowering plants to include an Acer, Magnolias, Camellias, Bamboo and Roses to name but just a few. There are mature apple and crab apple trees. There is also a large external CONSERVATORY with a paved floor and multiple uPVC double glazed windows overlooking the garden also having a raised area of bedding with feature stone walling above and power points.





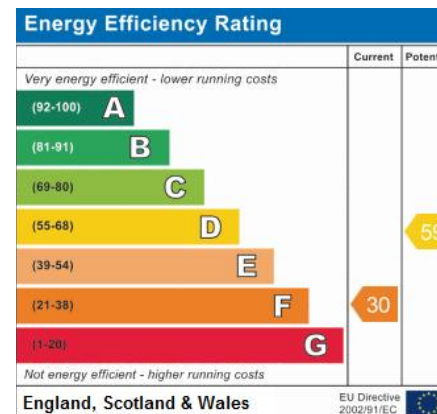
GROUND FLOOR
APPROX. FLOOR
AREA 814 SQ.FT.
(75.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.9 SQ.M.)



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