**Seller Insight**

“We purchased Stanley House in 2014 from the developer who built it. Originally, he was building it for himself, however his plans changed and so we were lucky enough to buy it from him. There was quite a lot to finish off, but he had done a super job. You would be forgiven for thinking that Stanley House was built in the 16th century and renovated – it was in fact only built in 2008. For us it gave us the best of both worlds, the fact it was built to modern high standards but to a design that gave us character and charm, with thatch, oak and a lovely rendered finish. It has a manageable garden too, which was perfect for us as we travelled a lot.

We were drawn to the character and the handsome design but also the location. We were in business at the time and so we needed easy access to the A38 and M5. We loved the fact that although we were living in a small village in the countryside we could be on the motorway in a matter of minutes. You can get into Exeter in 25 minutes or so, or Plymouth in around 35. We can get to Dartmoor or the beaches at Teignmouth really easily and the shops and amenities in Newton Abbot are just 10-minute drive away as is the mainline railway station. It also gave us access to lovely walks along the river and into Stover Country Park where you can follow the Heritage Trail and go on to the Templer Way. The Templer Way is a walk of 18 miles tracing the historic line of granite being taken from the quarries at Haytor to the docks at Teignmouth. Walking the whole thing is lovely but not essential! The area around here is relatively flat (for Devon) and so it’s been great to get out on the bikes too. The village has a good community spirit and there are many organised activities including organised walks, skittles evenings etc which you can participate in if you choose.

Since we took ownership of Stanley House, we’ve maintained it to the highest standard and believe we’ve enhanced it with the oak carport and garage and created a lovely entrance with electric gates which really finish off the property well. We are sad to go but we’re now retired and have moved to our home in Cornwall full time. We’re really pleased we owned Stanley House and hope the new owners enjoy the area and house as much as we have.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*
Step inside
Stanley House

Stanley House is how you’d imagine an old farmhouse to be. When the gates open, they reveal a character friendly property that looks as though it has stood proud for hundreds of years. When you get to the front door, you’ll notice the quality of the workmanship even in the porch. You can certainly tell that only the best materials have been used to create this one-off home. Full of character and yet modern the whole house has been decorated in neutral décor which compliments the woodwork. It is very much ready to move in to, just add furniture and away you go!

The layout follows a long-house style with a central hall and the staircase to the first floor and door to the back garden. To the left is the living and dining room, it’s a large space with plenty of natural light and the flexibility to arrange the room how you wish. It has a substantial wood burner and plenty of storage. On the right of the hall is the Kitchen. It has been fitted with tasteful units that complement the character of the house and comes complete with a solid fuel Rayburn which you can use to cook on, it also heats the radiators and hot water. There is also an electric oven and induction hob which is helpful when you don’t need the Rayburn going. The units are good quality and fitted with a lovely granite worktop and a window to the front and back, keeps the kitchen nice and bright. From the kitchen there is a door leading into the boot room, ideal for wet dogs to dry off! There are built in storage cupboards here and a door to the outside. You also access the cloakroom/WC from here, there are built in cupboards which conceals the washing machine.

On the first floor, the exposed beams really work well and add to the character of the house. Thanks to the modern build, the ceilings are a good height and the bedrooms are all a good size. The master bedroom is a large space with room for wardrobes and a window to the front and back of the house. It also has an ensuite shower room. The second and third bedrooms are both doubles and have use of the main bathroom which has a modern bath and separate shower.
Step outside

Stanley House

If you need lots of parking, this property is perfect, the large gravelled frontage really gives an impressive approach. To the right of the drive is a beautiful thatched, oak double carport and garage with power and light. Ideal if you want a workshop and still have space to park the car undercover. To the side of the garage is a raised bed, ideal as a kitchen/herb garden as it is easily accessed from the boot room off the kitchen. The garden to the rear is also a good size and level lawn, so it is nice and easy to maintain. With hedges to the boundary it is a nice private space to enjoy too, it’s a blank canvas for someone to make their own or enjoy as is.

Location

Teigngrace is a handy location between Kingsteignton and Newton Abbot. It has proved popular with those needing good access to Exeter and Plymouth as it has good access on to the A380 and A38. Newton Abbot is the nearest large town where you’ll find shops and amenities. There are plenty of supermarkets to choose from nearby too. Dartmoor National Park is around 15 minutes’ drive and the beaches of Teignmouth and Shaldon can be reached in around 20.

Newton Abbot Railway Station has a mainline service to London Paddington in just 2.5 hours. Exeter International Airport is just 30 minutes’ drive away.