

Established

RENDELLS

1816

CHARTERED SURVEYORS ~ AUCTIONEERS ~ VALUERS ~ LAND & ESTATE AGENTS

NEWTON ABBOT ~ EXETER ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

13 Market Street, Newton Abbot, Devon TQ12 2RL. Tel: 01626 353881

Email: newtonabbot@rendells.co.uk

REF: DRN0956

**STOKELEIGH EDGINSWELL LANE
KINGSKERSWELL NEWTON ABBOT
DEVON**

A HIGHLY FLEXIBLE AND WELL LOCATED YET PRIVATELY SET COUNTRY HOME
EXTENDING TO APPROXIMATELY 5 ACRES OFFERING MAIN HOUSE, ANNEXE,
LANDSCAPED GARDENS, DOUBLE GARAGE, STABLE BLOCK, MENAGE, Paddock, 3
LARGE WORKSHOPS/STORES



CONSERVATORY ENTRANCE, HALL, LOUNGE, CONSERVATORY, DINING ROOM,
STUDY, 2ND SITTING ROOM/BED 4, KITCHEN/FAMILY ROOM, UTILITY ROOM
AND CLOAKROOM, SHOWER ROOM, 3 BEDROOMS (ONE EN-SUITE), FAMILY
BATHROOM, 1 BEDROOM ANNEXE, DOUBLE GARAGE, STABLES Paddock AND
WORKSHOPS. RURAL VIEWS, IN ALL APPROX 5 ACRES

OFFERS IN THE REGION OF £585,000

All TEAM properties are featured Worldwide on: www.teamprop.co.uk and www.rendells.co.uk
TEAM Estate Agents automatically share property details - register with one and you register with them all.

team

Stokeleigh Edginswell Lane Kingskerswell NEWTON ABBOT

SITUATION:

The property stands in a lovely location on the rural outskirts of Torquay in the parish of Kingskerswell. The historic village of Kingskerswell enjoys a choice of local Shops and other amenities including Health Centre, School, Church, Post Office and Inns whilst less than two miles away is an out of town shopping centre at The Willows, which includes Marks & Spencer, the southwest's largest Sainsburys, Boots, Comet, Currys, Next and Mothercare among others.

Equally the property is well placed for easy accessibility to the coastlines both of Torbay and the South Hams and there are a choice of Golf Courses all within a short drive. Additionally the many riding and country pursuits of Dartmoor National Park are also within a short drive as are the main line Railway Stations at Newton Abbot and Totnes bringing London within three hours traveling. The cathedral city of Exeter is approximately 18 miles away with its newly rebuilt shopping centre, Red Brick University, expanding Airport and access to the M5.

DESCRIPTION:

The property extends to approximately 5 acres in total and is hidden from the lane behind natural hedging and two gated entrances at either end of the frontage providing affording a great deal of privacy. The house understood to have originally been a late Victorian Farmhouse is of traditional construction with rendered walls under a tiled roof. The design and layout of the house is finished to a high standard and offers considerable flexibility on the use of the accommodation, with one of the reception rooms being capable of providing additional bedroom space if required. Attached to the house there is also a one bedroom Annexe/Garden Flat offering ideal accommodation for a teenager or other dependant or as a rental unit providing an additional income.

Within the curtilage of the property there is approximately an acre of landscaped gardens with small orchard, an attractive pond with fountain and an adjacent Summer House that revolves plus a large double garage with a useful workshop/Freezer Room to the rear. To the far side of the property there is a purpose built stable block with three large boxes, tack room and rear corridor as well as a large hay barn and fenced menage with 5 bar gate in to the three and a half acre paddock. While to the area immediately above the stables there is a large building divided into three workshops that have previously been used for restoring classic cars and at some stage we understand, had planning as commercial units.

DIRECTIONS:

From central Torquay, proceed out of town towards Newton Abbot, after passing the entrance to The Willows shopping centre on your right, take the next turning on the left and then almost immediately right into Edginswell Lane, follow the lane on around to the right into the historic hamlet and continue on under the bridge following the lane for approximately half a mile where the gates to Stokeleigh will be seen on the right hand side. If approaching from Newton Abbot continue over the main roundabout with the "Welcome to Torquay" floral display at the traffic lights take the next right then immediately right again into Edginswell Lane following the above directions.

Stokeleigh Edginswell Lane Kingskerswell NEWTON ABBOT

ACCOMMODATION

Half-glazed entrance door leading into:-

Impressive Conservatory Entrance: 17'5" x 5'8" (5.31m x 1.73m)

uPVC double glazed windows overlooking driveway and landscaped area comprising high stone walling with pergola and adjacent fish pond, ceramic tiled floor, wood panelled ceiling with inset spot lighting, feature ornate wall niches, part-glazed door with stained glass insert opening into

Reception Hall:

Open balustrade staircase rising to first floor, under stairs cupboard, spot lighting, radiator, doors to study and

Sitting Room/Bedroom 4: 16'6" x 12'3" (5.03m x 3.73m)

uPVC double glazed windows to front and side aspects, fireplace with marble surround and hearth, triple wardrobe cupboard, dado rail, radiator, coved ceiling, with door to inner hall.

Study: 14'0" x 10'0" (4.27m x 3.05m)

Double aspect with views over the gardens, paddock and countryside beyond, uPVC double glazed patio doors leading to Conservatory, radiator, door to Dining Room and arch to

Inner Hall:

From which doors lead to the Sitting Room/ Bedroom 4 the Lounge and to a

Shower Room:

uPVC frosted double glazed window to side aspect, Shower cubicle and tray with folding door and Mira electric shower, low level WC, wash hand basin with double cupboard beneath, fully tiled walls, ceramic tiled floor, ladder style radiator, extractor fan.

Lounge: 25'6" x 12'3" (7.77m x 3.73m)

A double aspect room enjoying views across the gardens and paddock (which frequently has Roe Deer in it) to the countryside beyond.

uPVC double glazed windows to rear and conservatory aspects, granite fireplace and hearth with inset "Jetmaster" grate and matching shelving to the side, dado rail, two double radiators, uPVC double glazed sliding patio doors opening in to the

Conservatory: 27'0" x 7'5" (8.23m x 2.26m)

uPVC double glazed windows to two sides with Patio doors to faux wrought iron balcony all enjoying similar views to the Lounge as well as across the gardens to the stables, single pitch double glazed perspex roof, upvc double glazed windows from Lounge, wood effect laminate flooring, radiator, uPVC part double glazed door opening to terrace with matching side window and sliding door to Study.

Stokeleigh Edginswell Lane Kingskerswell NEWTON ABBOT



Dining Room: 11'0" x 10'0" (3.35m x 3.05m)

uPVC double glazed window with views over terrace, gardens and across to Fluder Hill, built-in and illuminated two-way glass display cabinet through to Study, with further display cabinets, bookshelves and cupboards, coved ceiling, door to Study and door to

Kitchen/Family Room: 18'6" x 15'3" (5.64m x 4.65m) L' Shaped

Double aspect with uPVC double glazed windows overlooking the gardens and driveway, inset ceiling spot lighting, loft access.

Kitchen Area:

Comprehensive range of "Leicht" natural wood base and wall units with "Minerelle" worksurfaces and breakfast bar, inset one and half bowl stainless steel single drainer sink unit with mixer taps, "Rangemaster Toledo" dual fuel double oven and hob with Brushed steel back plate and matching extractor over (Note; the ovens are Electric and the hob propane Gas), plumbing for dishwasher, "Maytag" American fridge freezer (included in sale) uPVC part double glazed door to driveway.

Family Area:

Range of matching "Leicht" units and cupboards, space for table and chairs, door to Dining Room and door to

Utility Room:

Part tiled walls, space and plumbing for washing machine and tumble dryer, frosted glazed casement door to

Cloakroom:

uPVC frosted double glazed window to front aspect, Low level WC, wash hand basin, half tiled walls.

Open Balustrade Staircase with two uPVC stained glass double glazed windows, rising from the Entrance Hall to the

First Floor Landing:

Coved ceiling, loft access and doors to

Bedroom 1: 16'3" x 10'6" (4.95m x 3.2m) plus door recess

with windows on two aspects enjoying rural views both to front and over the gardens and paddock to Fluder Hill to the rear, built in triple wardrobe cupboard with sliding mirrored doors, 2 radiators, coved ceiling.

Bedroom 2: 12'0" x 11'0" (3.66m x 3.35m) plus window recess

uPVC double glazed windows to rear and front aspects enjoying similar views to Bedroom 1, built-in dressing table unit with drawers under, built in wardrobe cupboard, coved ceiling,

Stokeleigh Edginswell Lane Kingskerswell NEWTON ABBOT

door to

En-Suite Shower Room:

Shower cubicle and tray with mains fed shower, low level WC, wash hand basin with cupboard under, and matching medicine cupboard over, extractor fan, inset ceiling spotlights, coving, fully tiled walls.

Bedroom 3: 8'6" max x 8'0" (2.59m max x 2.44m)

uPVC double glazed window to front aspect, radiator, "Narnia" door to rear of wardrobes in Bedroom 1 allowing for potential to create a Dressing Room if required..

Bathroom:

2 uPVC frosted double glazed windows and high level window providing additional natural light to the landing, panelled bath with mixer taps and hand shower, separate shower cubicle and tray with mains fed shower, low level WC, vanity basin with double cupboard and drawers beneath and mirror above with shelving and cupboard to the side,

ANNEXE/LETTING UNIT:

Access to the flat is approached from the lower ground level beneath the Conservatory with its own lawned garden area to the front. Internally the flat comprises:-

uPVC double glazed door opening in to

Sun Room/ Dining Area: 9'10" x 5'10" (3m x 1.78m)

uPVC double glazed windows enjoying a lovely outlook over the garden area to the front, sliding patio doors opening into

Living Room/Kitchenette: 13'0" (3.96m) maximum x 12'3" (3.73m)

Lounge Area:

Casement window providing natural light in to the bedroom and further frosted glazed window to the shower room, radiator, coved ceiling, multi paned door to bedroom.



Stokeleigh Edginswell Lane Kingskerswell NEWTON ABBOT

Kitchenette:

Modern range of base units with work surface above and inset stainless steel sink unit, space for electric cooker, extractor fan.

Bedroom: 10'3" x 8'0" (3.12m x 2.44m)

Built-in wardrobe cupboard with hanging and shelf space, door to deep under house storage area with door to adjacent covered storage area, radiator, multi paned door to

En-Suite Shower Room:

Shower cubicle and tray with electric shower, low level WC, pedestal hand wash basin with electric shaver point and strip light above, part-tiled walls, extractor fan.

Immediately adjacent to the Flat there is a deep covered area with feature arch ways below the Conservatory providing ideal for storage or other use, as previously noted there is also a door in to the storage area behind the bedroom to the Flat.

OUTSIDE:

The property enjoys a frontage of approximately 300 feet with pillared and gated entrances at either end, each opening on to a through tarmac driveway. The gates adjacent to the main house open on to a forecourt parking area with an attractive **Pergola** which extends along a stone wall, with an ornamental pond and fountain beneath, to the right of this is a steps and a patio area leading to the front door. To the right of the gates as you enter stands a

Detached Double Garage: 17'10" x 16'5" (5.44m x 5m)

Of rendered block construction under a tiled roof, up and over door, casement window to side aspect, power and light, door to

Workshop/Freezer Room: 8'1" x 7'9" (2.46m x 2.36m)

Power and light, door to outside.

Adjacent to the back door to the house there is a second small seating area/ patio and to the side a pathway leads around to the terrace from the conservatory and on to the Annexe/Letting unit. In this area are also the combination oil fired boiler serving the house and flat, the plastic oil tank and a storage area for the propane tanks feeding the gas hob in the kitchen.



The landscaped gardens extend to approximately an acre and are primarily laid to lawn with numerous flower and shrub beds, mature trees, including a most attractive and ornamental garden with large pond and two fountains together with a revolving **Summer House** with electricity connected. Additionally to the lane side of the drive there is a small orchard.

Stokeleigh Edginswell Lane Kingskerswell NEWTON ABBOT

OUTBUILDINGS AND STABLES:

From the far end of the drive a concrete drive leads down to the Workshop and Stables with a five bar gate and adjacent personal gate opening in to a concreted yard area with similar gates leading in to the Menage as well as in front of the Stable Block.

Stable Block:

Of rendered block construction under a pitched roof with overhang and external lighting. The Stables comprise:-

Box 1: 13'10" x 13'2" (4.22m x 4.01m)

Box 2: 14'5" x 13'0" (4.39m x 3.96m)

Box 3: 13'0" x 11'0" (3.96m x 3.35m)

Towards the end of the building a door opens in to a

Kitchen/Preparation Area: 10'6 x 7'0" (3.2m x 2.13m)

Work Surface, power and light, quarry tiled floor, doorway to a rear passageway/tack area some 48 feet in length with doors to each box, door to front yard, and windows overlooking the Menage.

To the front of the Stables there is a fenced Kennel while to the rear of the yard there is an open fronted

Hay Barn: 33'2" x 12'7" (10.11m x 3.84m)

Water supply and electric light also with water supply and lighting, and to the rear of the Stables there is a

Menage: 95'0" x 61'0" (28.96m x 18.59m)

Sand based with timber fencing and a five bar gate leading into

THE PADDOCK

Extending to approximately 3.85 acres, bordered by mature Devon hedge with water trough connected to the mains with a float switch. It is also worth noting that Roe Deer can regularly be seen in the paddock.



WORKSHOP BUILDING:

Of rendered block construction under a pitched roof, currently divided in to three separate units which have previously been let on a commercial basis but we understand that the planning for light industrial use has lapsed and the buildings are no longer separately rated whether this could be re-established is unknown and no enquiries have been made in this regard. Equally the workshops were used for storage and renovation of Classic Cars by a previous owner.

Stokeleigh Edginswell Lane Kingskerswell NEWTON ABBOT

Unit 1: 22'0" x 16'10" (6.71m x 5.13m)

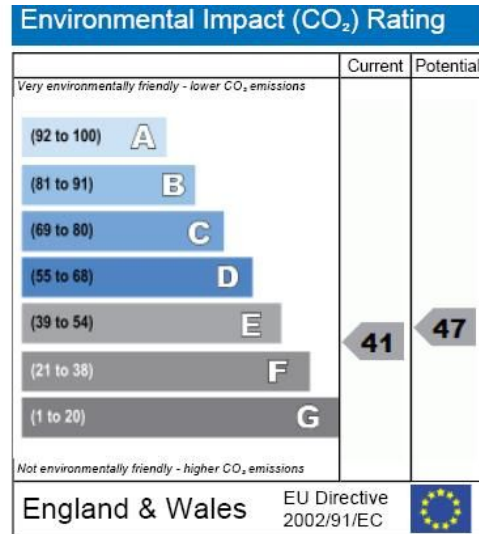
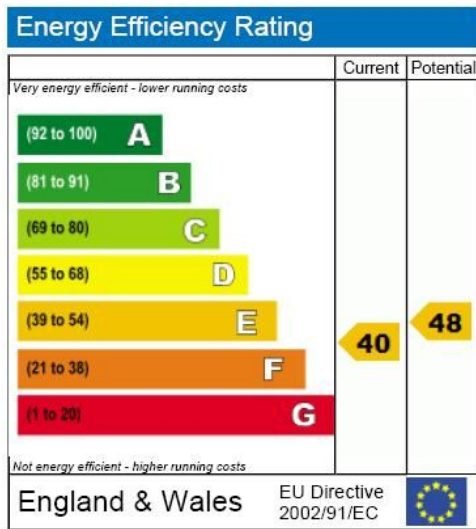
Unit 2: 22'0" x 16'4" (6.71m x 4.98m)

Unit 3: 30'0" x 22'3" (9.14m x 6.78m)

Each unit has its own separate access, power and light and windows also at the far end of the building there is a

Cloakroom: with WC and ceramic tiled floor.

Between the Workshop Building and the Entrance gates there is an enclosed kitchen garden with large Greenhouse.



VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.