



North Whilborough

4x  2x 

ENERGY
RATING
N/R

- Video Walk-through Available
- Semi-Detached Characterful Stone Cottage
- 4 Bedrooms (1 Ground Floor)
- 2 Reception Rooms
- Modern Kitchen/Breakfast Room

- 2 Bath/Shower Rooms
- Driveway Parking
- Lovely Gardens
- Grade II Listed
- Sought-After Hamlet

Guide Price:
£465,000
FREEHOLD

Ladysmith Cottage, Whilborough, Newton Abbot, TQ12 5LP



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

Ladysmith Cottage, Whilborough, Newton Abbot, TQ12 5LP

A credit to the current owners, Ladysmith Cottage is a wonderful grade II listed semi-detached home situated in the highly-regarded and somewhat exclusive hamlet of North Whilborough. With a stunning interior capturing a both individual character and modern benefits for up to the minute day to day living, the property has to be viewed to be fully appreciated.

With a lovely private garden presented on two levels at the side and rear featuring two good sized terraces ideal for summer dining, and a level lawn on a higher level and a gated off-road parking area the property has much to offer.

North Whilborough is superbly located for access to Torbay, with Torbay hospital around 3 miles drive, the market town of Newton Abbot around 3.5 miles, and the historic town of Totnes around 7 miles. Within half a mile is the famous Bickley Mill Inn, and the village of Kingskerswell, with its excellent range of shops, primary school and selection of pubs and restaurants around a mile away.

The Accommodation:

The interior has a lovely feel with the front door opening to the hallway with stairs to the first floor. The good-sized lounge is double-aspect with windows overlooking the front and side and has a wood burner. A long separate dining room provides an excellent space to entertain. Throughout the hallway and reception rooms is a solid wooden floor and there are various exposed stonework features. At the rear of the house is the first-class kitchen with plenty of light provided through a bi fold door and additional window and is fitted with a sleek range of high gloss cabinets complimented by solid surface counter tops, a range cooker and integrated dishwasher. Off the kitchen is an inner lobby which provides access to a shower room with white suite including a basin and WC and also a room currently used as a play room but with potential for use as a ground floor bedroom or study.

On the first floor the part-galleried landing has a window to the rear, a fitted linen cupboard, and brace and latch doors opening to three good-sized bedrooms and an up-to-the-minute, high spec bathroom.

Parking:

Gated driveway space.

Gardens:

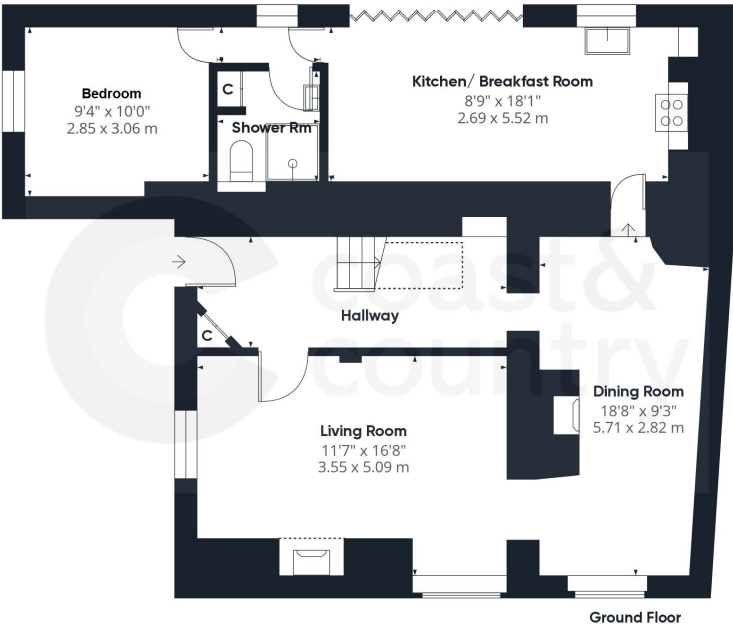
Lovely gardens offering much privacy and fully enclosed to the side and rear with paved and brick patios and higher-level lawn garden.

Directions:

From Newton Abbot Penn Inn roundabout, take the A380 towards Torquay. Leave at the first exit, signposted for Kingskerswell. At the roundabout, take the 3rd exit, and at the next, take the 2nd exit. Follow the road and, as it narrows, take the right-hand fork and then the first left into Greenhill Road (not right up the hill). At the T-junction, turn right into Huxnor Road. Follow the road and take the road signposted for Whilborough. Follow the road down the hill and the property can be found at the bottom on the left.



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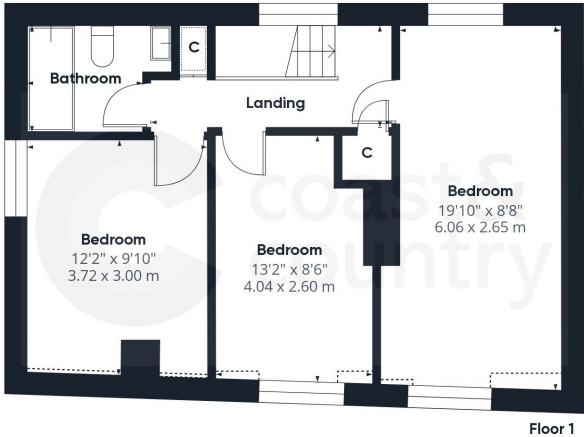
Approximate total area

1252.7 ft²
116.38 m²

GIRAFFE360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Energy Performance Certificate:

This property is Grade II Listed and therefore exempt from requiring an EPC.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.