



Stokeinteignhead

- Video Walk-through Available
- Grade II Listed Thatched Tudor Barn
- 2 Spacious Double Bedrooms (1 en-suite)
- Stunning Open-Plan Living Space
- Kitchen/Diner
- Family Bathroom & En-Suite
- Vaulted Ceilings & Exposed Beams
- Balcony with Countryside Views
- Large Gardens & Land
- Off-Road Parking for Several Cars

2x 2x

 ENERGY
RATING
E40

**Guide Price:
£700,000**
FREEHOLD

Lower Rocombe Thatch, Stokeinteignhead, Newton Abbot, TQ12 4QL



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Nestled in the picturesque hamlet of Rocombe, on the outskirts of Stokeinteignhead, this stunning, grade II listed, thatched Tudor barn conversion offers a rare opportunity to own a truly unique home in one of South Devon's most idyllic rural settings.

Beautifully blending period charm with comfortable modern living, the property enjoys superb countryside views across the valley from the garden and the side balcony in the living room and boasts spacious, characterful accommodation arranged in a reverse-level layout to take full advantage of its surroundings.

The Accommodation:

The property features two generous double bedrooms, including a principal bedroom with en-suite bathroom, and a separate family shower room.

Upstairs, the expansive open-plan lounge/dining room exudes rustic charm with exposed beams and vaulted ceilings, opening onto two balconies that perfectly frame the tranquil rural views.

A well-appointed kitchen/diner provides an inviting space for everyday living and entertaining, complementing the property's unique character and practicality. The kitchen has a built-in electric oven and hob along with space for the washing machine, fridge, freezer and dishwasher. Access via the garden is a storage room with power and lighting which could serve as an office space.

Parking:

To the front, there is off-road parking for several vehicles.

Gardens:

To the rear, a large private garden offers ample space for outdoor relaxation and entertaining. Beyond the garden lies a separate paddock/small field, ideal for those seeking a smallholding opportunity, or simply extra space to enjoy the countryside lifestyle.

Additional Information:

Electric heating throughout

Shared septic tank

Private borehole water supply

Grade II listed

Reverse-level design

Peaceful rural location within easy reach of Stokeinteignhead, Shaldon, and the South Devon coastline

Directions:

From the A380 Penn Inn roundabout take the exit sign posted Combeinteignhead. Continue uphill on the Shaldon Road for approximately 2 miles and you will enter the village of Combeinteignhead. Pass the village hall and car park on your left hand side. Turn right at Coombe Garage (signposted for Stokeinteignhead / The Wildgoose). Heading towards Stokeinteignhead turn right at the top of Ivy Tree Hill signposted towards Rocombe, Head down the hill on the other side and the property can be found on the left approx 100 yards from the bottom of the hill.





Agents Notes:

Council Tax: Currently band C

Tenure: Freehold

Private bore hole water supply. Shared septic tank. Mains electricity. Electric heating.

Grade II listed property

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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 ± 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.