



Hacombe, Near Newton Abbot

4x  2x 

ENERGY RATING D56

- Video Walk-through Available
- Impressive Barn Conversion
- 4 Bedrooms (1 en-suite)
- 2 Large Reception Rooms
- 1800+ sqft of Accommodation
- Eat-In Kitchen
- Parking for 3 Cars
- Period Features
- Fabulous Rural Setting
- Early Viewings Advised

Guide Price:
OIEO £500,000
 FREEHOLD

Underleat, Haccombe, Newton Abbot, TQ12 4SJ



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A delightful barn conversion offering space and character in a rural yet accessible location.

Situated around three miles from the well-served and popular town of Newton Abbot with its mainline railway station, the property forms part of a courtyard of individual yet similarly styled converted barns set amongst fields and countryside. Around two and a quarter miles from the famous Coombe Cellars Inn on the banks of the river Teign and around eight miles from Torquay with its chic marina and Mediterranean coastline, the property is ideally placed for country life, water sports and communication links.

The Accommodation:

Virtually detached, Underleat is linked to its neighbour by the roof only, rather than shared walls and offers well-presented and roomy accommodation in an L-shape which extends to around 1800sqft. A spacious reception hallway features a 180° turning staircase with half landing, cupboard under and window above providing plenty of natural light. Off the hallway is a useful guest cloak with WC and basin. A lovely sitting room features two windows, a solid wooden floor and chimney breast with heavy beam and stone detailing, inset into which is a wood burning stove. On the other side of the hallway is a separate dining room again with the solid wooden floor, which is an excellent second reception room with plenty of space for a large dining table and chairs as well as a sofa, and is well lit being double aspect with a window and door to the garden. The dining room also boasts a very useful coat closet and under stair cupboard and a door leading to the kitchen. The well-proportioned kitchen, which is currently home to a large table in the middle and has fitted cabinets onto two sides, again being double aspect, providing plenty of light and having a sleek tiled floor.

The first-floor landing provides access to four well-proportioned bedrooms, two of which are impressively large. There is a smart modern family bathroom with white suite and the principal bedroom has a walk-in wardrobe and en-suite

shower room with basin and WC.

Garden & Parking:

There is driveway parking at the front for three cars, whilst at the rear is a delightful courtyard-style garden with small area of lawn, rockery and paved terrace, all designed with ease of maintenance of mind.

Directions:

From the Penn Inn roundabout in Newton Abbot, take the Shaldon Road sign posted to Milber and Combeinteignhead. Continue straight ahead at the traffic lights on the road until reaching Netherton. Take the right-hand turning sign posted to Haccombe. Follow the lane towards Haccombe House and the development of barn conversions can be found on the lefthand side.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains electricity. Shared private drainage. Oil-fired central heating.

Service Charge: Currently £26 pcm.

Whilst this property is not grade II listed, it does lie within the curtilage of the original listed building and could therefore possibly be treated as listed for planning purposes.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	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 \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.