



Torbryan

4x  1x 

ENERGY
RATING
D55

- Video Walk-through Available
- Superb Detached Family Home
- 4 Bedrooms
- Lounge With Feature Fireplace
- Dining Room & Sunroom

- Entrance Hall & Utility Room
- Modern Bathroom
- Gated Driveway & Garage
- Large Park-Like Gardens
- Highly Desirable Village Location

Guide Price:
£695,000
FREEHOLD

Calvary House, Torbryan, Newton Abbot, TQ12 5UR



1000s of homes sold in Teignbridge

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

Calvary House, Torbryan, Newton Abbot, TQ12 5UR

A superb, detached family home located within the highly desirable and picturesque village of Torbryan. On the market for the first time in almost 40 years the property is presented in immaculate order throughout and can only be fully appreciated by in internal viewing. The property stands on a substantial plot with well-established park like gardens offering privacy and seclusion.

Torbryan is an exclusive location within the parish of Denbury and Torbryan. The nearby village of Ipplepen (approximately 1 mile away) offers a wide range of facilities for day to day living including a small supermarket, modern health centre, excellent pub/restaurant, primary school, coffee shop and sports field. Around 5 miles away is the well served market town of Newton Abbot and around 6 miles away the historic town of Totnes famous for its bohemian atmosphere, both towns having mainline railway stations.

The Accommodation:

Stepping inside, the property offers accommodation over 2 floors with modern benefits including oil fired central heating and replacement double-glazed windows. The smart composite front door opens to the entrance hall with stairs to the first floor and a useful guest cloakroom off with mosaic tiled walls, WC and basin. A lounge overlooks the rear garden and has an open fireplace. Off the lounge on a semi open plan basis is a separate dining room with plenty of space for a good-sized table and chairs and this room opens directly to a lovely sunroom with French doors to the garden. Overlooking the front is the well-appointed kitchen with selection of up to the minute cabinets and integrated appliances including a double oven, microwave, fridge, freezer, hob, cooker hood and dishwasher. Off the kitchen is a door to the good size attached garage which leads through to a large utility room with door and window to the garden, plumbing for the washing machine and plenty of storage space. Moving up to the first floor there are 4 bedrooms and a smart modern family bathroom.

Parking:

Attached garage and gated driveway.

Gardens:

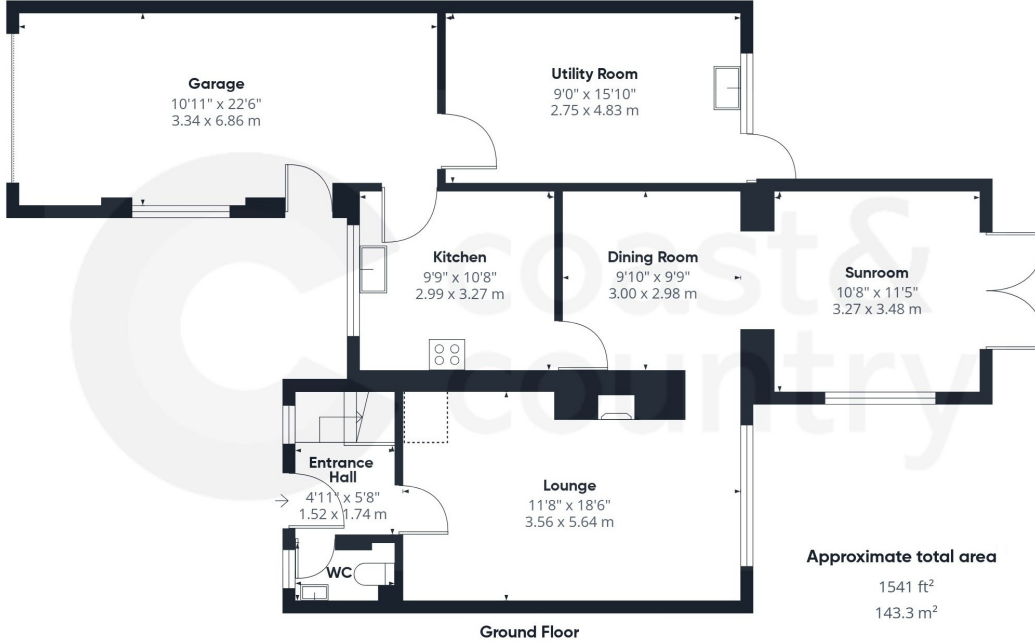
Wonderful established and secluded rear garden with wide expanse of lawn, vegetable plot, lovely two-tier ornamental pond and colourful planting, 2 green houses, summerhouse and various sheds.

Directions:

From Newton Abbot take the A381 Totnes Road out of town towards Totnes. After approx 4 miles take the right hand turn for Ipplepen around 100 meters from the petrol station. Follow the road through Ipplepen passing the pub and just after the health centre follow the road round to the right and then left. Follow the road for around a 0.75 of a mile bare right for Torbryan and follow the road and turn left towards the church. The property can be found on the left hand side.



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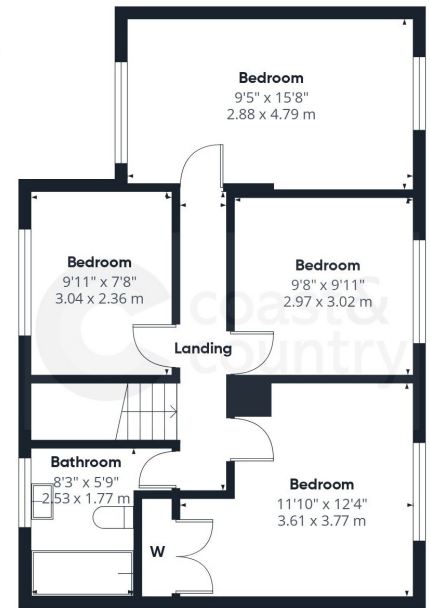
Approximate total area

1541 ft²
143.3 m²

Reduced headroom

6 ft²
0.6 m²

Reduced headroom
..... Below 5 ft/1.5 m



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Oil heating. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	68 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 ± 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.