



## Highweek Village

4x  1x 

ENERGY RATING C70

- Video Walk-through Available
- Detached Georgian Coach House
- 3 Bedrooms
- Lounge With Feature Marble Fireplace
- Dining Room With French Doors To Garden
- Kitchen With Marble Work Surfaces
- Contemporary Bathroom
- Extensive Gardens With Rural Views
- Allocated Parking & Gated Driveway
- Highly Desirable Village Location

**Guide Price:**  
**£525,000**  
FREEHOLD

# The Coach House, Highweek Village, Newton Abbot, TQ12 1QB



1000s of homes sold in Teignbridge

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

# The Coach House, Highweek Village, Newton Abbot, TQ12 1QB

This detached Georgian coach house, formerly a stable block, is situated in an exclusive tucked away location within the highly desirable village of Highweek. This unique home has been converted with style and charm boasting many original period features and an abundance of character. The accommodation comprises a sitting room and separate dining room, cloakroom/WC and kitchen with 2/3 bedrooms and a bathroom upstairs. The Coach House enjoys a lovely open outlook over a neighbouring meadow and outside there is gated driveway parking and extensive gardens. Internal viewings come highly recommended to appreciate the individual and characterful accommodation, tucked away location and lovely views on offer.

Highweek Village is a sought-after residential area on the outskirts of Newton Abbot. Highweek itself has a local public house, village hall and church whilst nearby there are primary and secondary educational facilities. The market town of Newton Abbot offers a wide range of amenities including various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with mainline links to London Paddington. Within a short drive is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

## The Accommodation:

The entrance door leads to a hallway with tiled flooring, stairs to first floor with cupboard under and double-glazed window to front. A panelled door leads to the lounge, which is dual aspect with double-glazed window, feature walk-in bay window, French doors, oak flooring and open fire in a local marble surround. The inner hallway/utility has a cupboard with washing machine, work surface, double-glazed window to front and feature stone wall opening to the dining room which is a lovely room with French doors leading to front with views over the garden, further French doors to side lead to courtyard area and staircase to a mezzanine bedroom. The kitchen has range of wall and base units with marble work surfaces, matching splashback, inset sink unit, range style cooker, built-in dishwasher and space for fridge/freezer and window enjoying views over the garden. The cloakroom/WC has a low-level WC, pedestal wash basin, storage cupboard and wall mounted gas boiler.

Stairs from the dining room open to the principal bedroom which is a lovely room with part glazed vaulted ceiling, Velux window and double-glazed French doors with Juliet balcony enjoying a lovely view over the garden and neighbouring meadow. From this room, double doors open to a dressing room/third bedroom with feature fireplace Velux window and door to landing. Bedroom two is triple aspect with views over the rear garden and from the side, distant views towards Dartmoor. Further window to front and original hayloft door. The bathroom has a modern suite comprising tile panelled bath with mixed tap/shower attachment, low-level WC,

pedestal wash basin, heated towel rail, tiled walls and flooring and a Velux window.

## Parking:

Outside to the front there are two allocated parking spaces and five bar gate leading to a further brick paved driveway providing parking for an additional vehicle.

## Gardens:

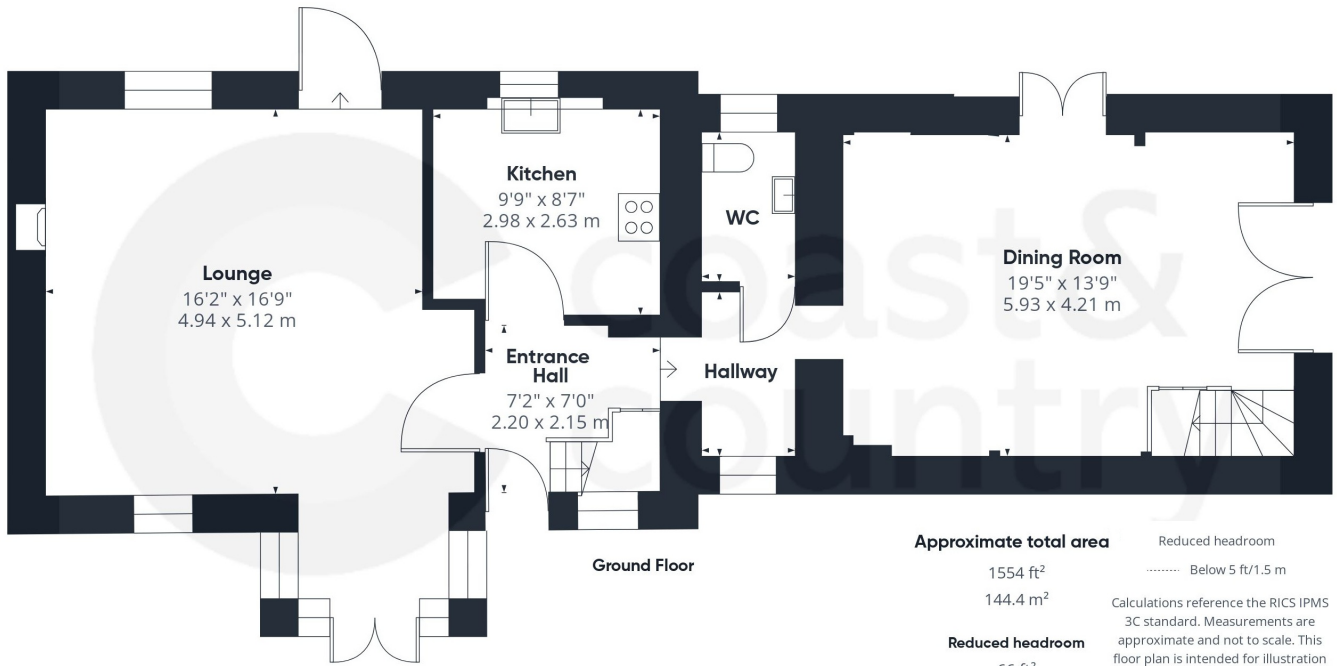
The paved driveway leads to a gravelled area and lawn extending alongside the property with gates and steps to the rear garden. The rear garden is extensive and well-established with a feature stone patio on two levels, steps and cottage style garden, feature well-stocked shrub borderers and gently sloping lawn with apple trees and timber shed.

## Directions:

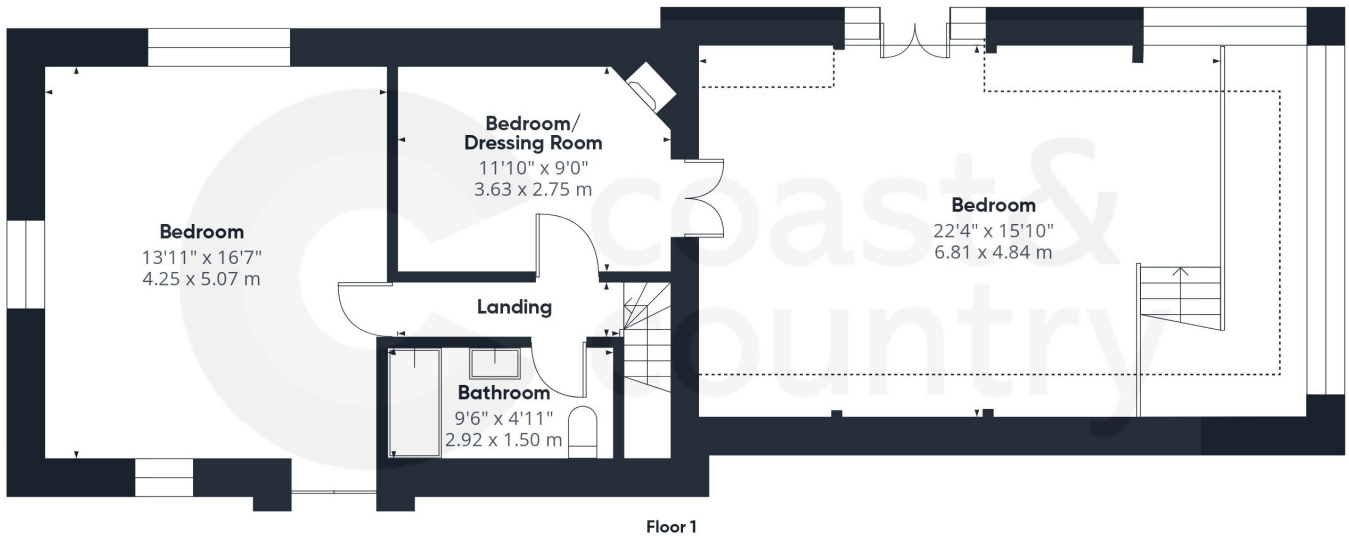
From Dyrans roundabout, take the Ashburton Road exit towards the A38 and take the first right into Coombehead Road. Take the first right into Pitt Hill Road, follow the road to the top then turn right at the T junction. Take the first right to continue into Highweek Village and access to the property is on the left hand side before the lane leading to the church.



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GIRAFFE360



## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Right of access over a private drive leading to allocated parking and driveway. Vendor informs us that there are no maintenance charges payable at present, however there could be liability for maintenance in the future.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	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  $\pm$  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.