





## Keepers Cottage, Kingskerswell

Newton Abbot

### **2 South Whilborough Cottages, Whilborough, Newton Abbot, TQ12 5LT**

New to the market is 2 South Whilborough Cottages, a highly individual Grade II listed cottage dating back to the 17th century, set in approximately 10 acres in Kingskerswell with far-reaching views, multiple outbuildings and exceptional potential for a range of lifestyle, equestrian or smallholding uses, subject to any necessary permissions.

Owned by the same family for around twenty-five years, this is a property that offers far more than a charming period home. The setting is quite special, with rolling countryside, open fields and a real sense of peace and privacy, while the land has been carefully used and enjoyed for horses, sheep, chickens and other animals over the years. The sale marks the end of an era for the current owners and presents a rare opportunity for a new owner to take on a home and landholding with genuine character and long-term potential.



The grounds are a major feature of the property, extending to around 10 acres in total and enjoying excellent access thanks to the corner plot position and several gated entry points from the road. The land rises to the hedge line beside the orchard and stretches into the adjoining field to the corner point by the walnut tree, with spectacular views across the surrounding countryside. There are useful water sources throughout the land serving the barns and linhay, and the overall arrangement of the plot lends itself well to buyers looking for flexibility and usable outdoor space.

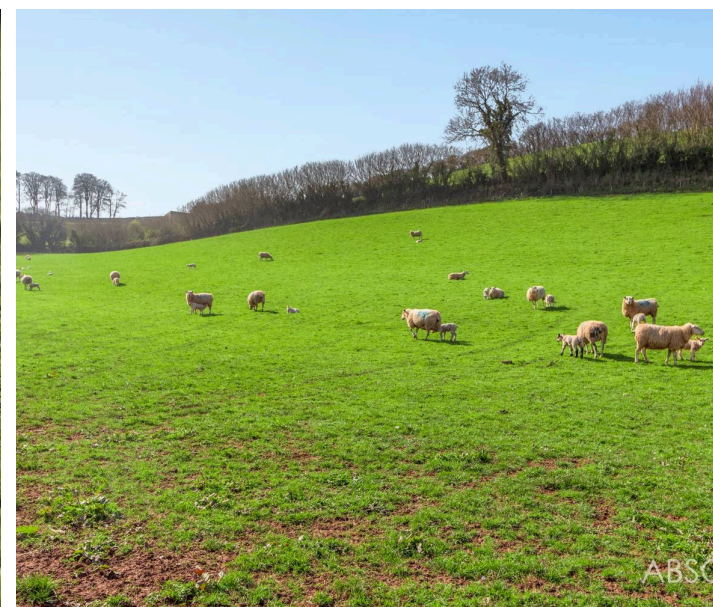
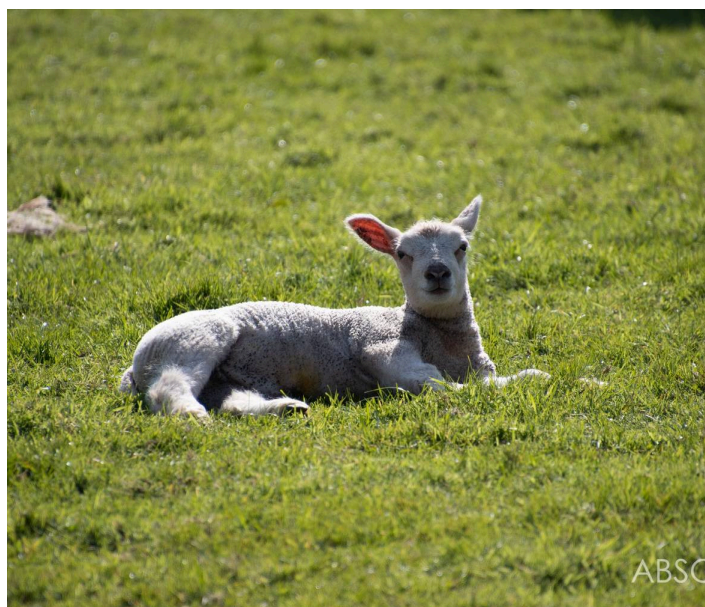
In the far right corner of the plot there is gated access to a large parking and turning area, currently used in conjunction with the stables. During the current ownership, planning permission was obtained to erect two identical steel barns (20ft x 25ft,) previously used in connection with horses and sheep, positioned behind wooden gates and forming an important part of the working land. These barns have been ring-fenced and in turn provide access to a substantial field stretching towards the orchard. In another adjoining field, which also benefits from gated roadside access, there is a particularly attractive linhay which has been recently improved with a new floor and is now dry, usable and in very good order. This field rises up towards the tree line and offers further scope for a variety of uses. Given the layout, access and range of outbuildings, the property may suit purchasers with equestrian interests, those seeking a smallholding, dog training use, glamping or yurt potential, or buyers exploring future development opportunities, all subject to the necessary consents.



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The cottage itself is full of period character and has a warm, authentic feel throughout. It is set within its own defined garden area with greenhouse, shed and patio, creating a private space separate from the wider land. Internally, the accommodation has all the charm expected of a home of this age, with character features, good natural light and a practical layout. The sitting room is a particularly appealing reception space centred around a log-burning stove, while the kitchen/dining room is fitted with traditional wooden cabinetry and offers a sociable everyday living area. There is an entrance vestibule opening to a reception hall, along with a pantry, rear porch and ground floor WC/cloakroom. Upstairs, the landing is a lovely feature in its own right, accessed via a wooden staircase and illuminated by an arched window. There are three bedrooms in total, including a particularly generous principal bedroom overlooking the garden, along with two further bedrooms and a shower room. To the rear of the cottage is a highly useful utility/laundry room and separate storage area, adding further practicality to a property that already offers so much versatility inside and out.



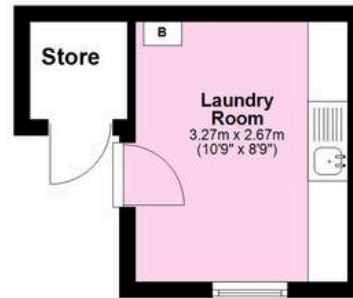


ABSOLUTE



### Ground Floor

Approx. 75.8 sq. metres (815.4 sq. feet)



### First Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 139.7 sq. metres (1503.6 sq. feet)



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