





Lyndhurst

Stokeinteignhead, Newton Abbot

Lyndhurst is an exceptional detached family home set within the heart of the highly sought after South Devon village of Stokeinteignhead. Beautifully positioned within this thriving village community the property enjoys an enviable balance of peaceful countryside living whilst remaining within easy reach of the coast and many of South Devon's most desirable towns and villages.

The current owners have cherished Lyndhurst for the past sixteen years. When they first discovered the property they immediately recognised its incredible potential despite it requiring complete renovation throughout. Their vision and dedication have transformed what was once a tired house into an impressive detached residence extending to approximately 3,000 sq ft. Every improvement has been carefully considered creating a home that offers generous proportions an effortless flow between rooms and flexible accommodation perfectly suited to modern family life. Having now retired they have made the difficult decision to downsize allowing another family to enjoy everything this remarkable home has to offer.



A welcoming entrance vestibule leads through to the spacious reception hallway where the quality and scale of the accommodation immediately becomes apparent. One of the standout features throughout the property is the zoned underfloor heating system providing exceptional comfort whilst eliminating the need for radiators allowing every room to maximise its available space. The principal suite even benefits from individual his and hers temperature controls. Positioned to the front of the property is a delightful south facing snug enjoying wonderful natural light together with attractive views across the beautifully landscaped gardens and surrounding mature trees. It provides the perfect retreat to unwind with a morning coffee or relax at the end of the day.

The ground floor offers exceptional versatility with a generous double bedroom overlooking the gardens making an ideal guest suite multi-generational living space or additional reception room if desired. Adjacent is a beautifully appointed wet room comprising a large walk in shower wash hand basin illuminated mirror and WC.

The principal sitting room is an elegant and beautifully proportioned reception room enjoying an abundance of natural light together with picturesque rural views. A feature fireplace incorporating a wood burning stove creates a warm focal point whilst decorative panelling and period detailing add both charm and character.

The formal dining room has been designed for entertaining comfortably accommodating a large dining table whilst French doors open directly onto the gardens allowing indoor and outdoor living to blend seamlessly throughout the warmer months.



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The kitchen has been thoughtfully planned with practicality in mind offering generous worktop preparation space an extensive range of cupboards and storage together with a stainless steel inset sink five ring gas hob with extractor above and attractive easy maintenance flooring. Hidden discreetly behind matching cabinetry is a separate utility room complete with sink and dedicated laundry space ensuring the main kitchen remains beautifully uncluttered.

The integral garage is far more than simply somewhere to park. Finished with tiled flooring and tiled walls it currently serves as an outstanding workshop whilst still retaining excellent ceiling height generous proportions and an electric roller door.

A sweeping staircase rises gracefully to an impressive galleried landing creating a wonderful feeling of space.

The principal bedroom suite is undoubtedly one of Lyndhurst's finest features. With its striking vaulted ceiling this beautiful room is flooded with natural light whilst enjoying breathtaking panoramic views across neighbouring countryside farmland and the surrounding village. A generous dressing room leads through to the luxurious en suite comprising a large bath spa style shower twin wash hand basins and individual underfloor heating controls.

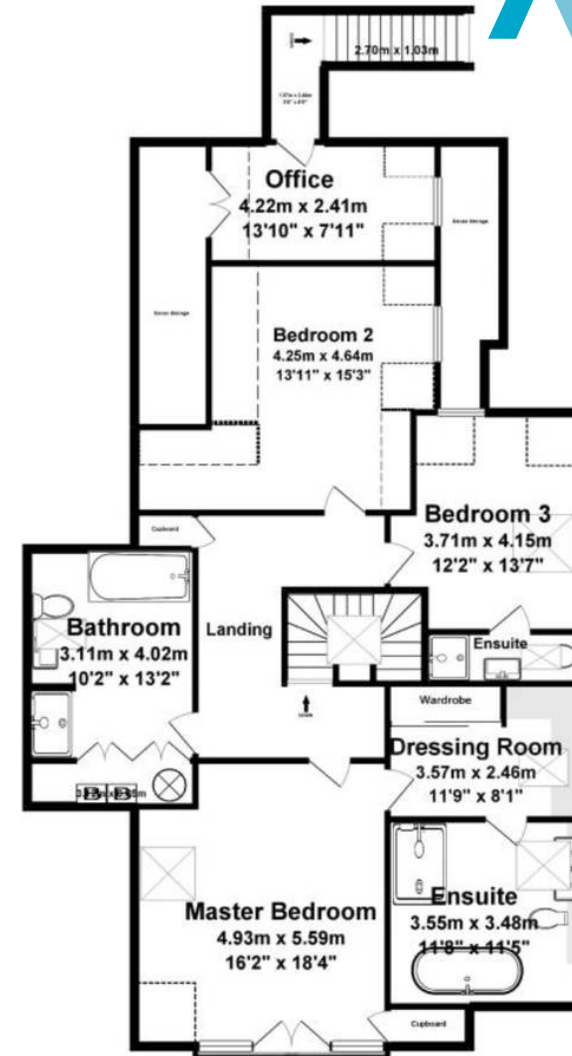
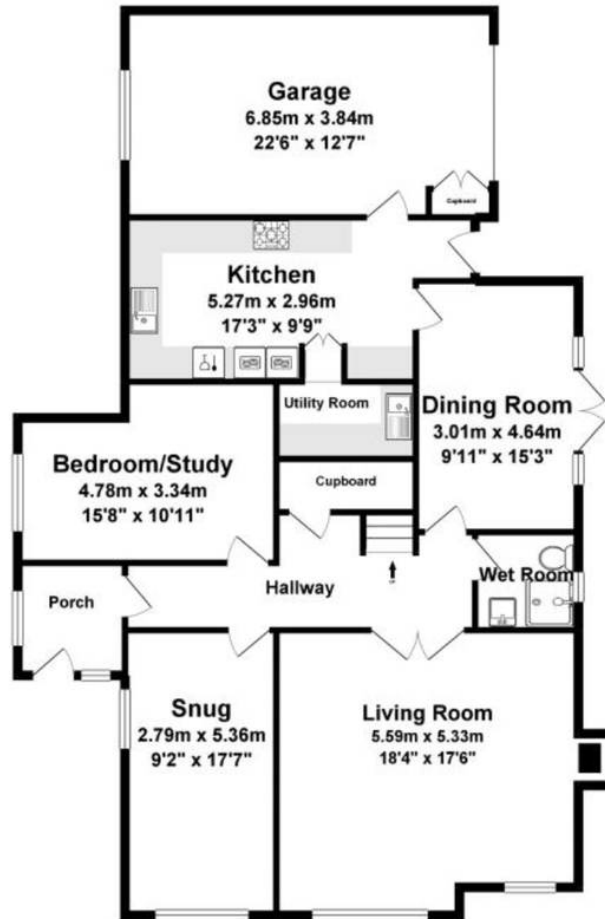






1st Floor 146.24 sq. m.
(1574.17 sq. ft.)

Ground Floor 142.10 sq. m.
(1529.58 sq. ft.)



TOTAL FLOOR AREA : 288.35 sq. m. (3103.75 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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