



SIMPLY GREEN

“Rock Villa”  
Knowles Hill Road,  
Newton Abbot



Offered to the market with no onward chain is this individual detached family house that dates from the 1930s and is located on Knowles Hill, one of Newton Abbot's premier locations.

Enjoying some lovely views over much of the town and onto the green fields of Wolborough Hill.

The house stands on a generous-sized plot with a private enclosed garden. A detached garage and a brick-paved driveway providing ample parking. The accommodation is spacious throughout and comprises a living room, conservatory, dining room, breakfast room, kitchen, a WC, and a rear conservatory on the ground floor.

On the first floor, there are 4 bedrooms with a master ensuite and a family bathroom.

Highly sought-after Knowles Hill Road is convenient for Newton Abbot's vibrant town centre with its excellent range of shops and restaurants and a mainline railway station all around half a mile's walk, with schools also conveniently located. The A38 Devon Expressway is around 5 miles drive and the A380 link road is just over a mile's drive.

The property is accessed via a set of wrought iron gates leading to a large expanse of brick-paved driveway, providing parking for multiple vehicles. The drive continues to a detached single garage with an up-and-over door. The front gardens have been attractively presented by the current family providing a central paved pathway with a bordering lawn garden with a variety of attractive plants, shrubbery, and mature trees, creating a great deal of privacy with bordering external lighting. Access can be obtained on both sides of the property to the side and rear gardens.

### **Accommodation**

A UPVC obscure double-glazed lead effect door leads through to an open generously sized entrance hallway with a staircase rising to the first floor with an understairs cupboard with a "Worcester" wall-mounted gas boiler and door to a downstairs cloakroom/WC providing a UPVC double-glazed window, WC, wash hand basin with tiled splashback, meter cupboards, extractor fan and base level cabinets with plumbing for the washing machine and fitted worktop.

The accommodation continues to the living room with a UPVC double-glazed bay window overlooking the attractive front gardens with a picture rail and a central fitted living flame gas fire with an attractive hearth, backing, and wooden surround. A glazed window and multi-glazed door flow through to the conservatory which offers UPVC double-glazed patterned windows to all sides and a polycarbonate roof with tiled flooring, radiator, and wall lights. A set of UPVC double-glazed French patio doors leads to the gardens.

The formal dining room is an ideal space to entertain family and friends with a UPVC double-glazed bay window to the side aspect, fireplace, and picture rail. The ground floor accommodation continues to a separate breakfast room with a UPVC double-glazed window to the rear aspect, a fitted cupboard, picture rail, a wooden door leading to the conservatory, and an opening flowing through to the kitchen with two UPVC double-glazed windows to the side and rear aspect. There is a black resin single drainer, one-and-a-half-bowl sink inset with laminate worktops, and a range of matching base cupboards, drawers, and fitted matching wall cupboards. There is a four-ring gas hob with an extractor hood, fitted electric oven and an integrated fridge.

The rear conservatory is accessed from the breakfast room with UPVC double-glazed windows and two separate UPVC double-glazed doors leading to opposing sides with tiled flooring.

### **First floor accommodation**

Landing with a UPVC double-glazed window to the side aspect and a built-in cupboard with timber slatted shelving. Four bedrooms can be found on the first floor. The master bedroom is a generously sized double room with a UPVC double-glazed window and a fitted vanity unit with picture rail and sliding door through to the ensuite shower room with a UPVC double-glazed window, extractor fan, WC, wall-mounted heater, inset spotlights, and a shower cubicle. The second bedroom is also double in size and benefits from a UPVC double-glazed bay window overlooking the front garden and maximises the views towards Highweek Church. A second UPVC double-glazed window is found to the side aspect with views across Newton Abbott and the surrounding countryside. This double bedroom also has a fitted double wardrobe and a separate fitted single wardrobe, a vanity unit with wash and basin, tiled splashback and fitted cupboards below. The third bedroom is a double-sized room with a UPVC double-glazed window to the side aspect enjoying the views across Newton Abbot and a picture rail, while the fourth bedroom is a generously sized single room with a UPVC double-glazed window to the front aspect and a fitted picture rail.

The accommodation concludes with a family bathroom providing a UPVC double-glazed window, part tiled walls, panelled bath with an electric shower over, a pedestal wash hand basin with tiled splashback, inset spotlights, an extractor fan, and a wall-mounted heater.













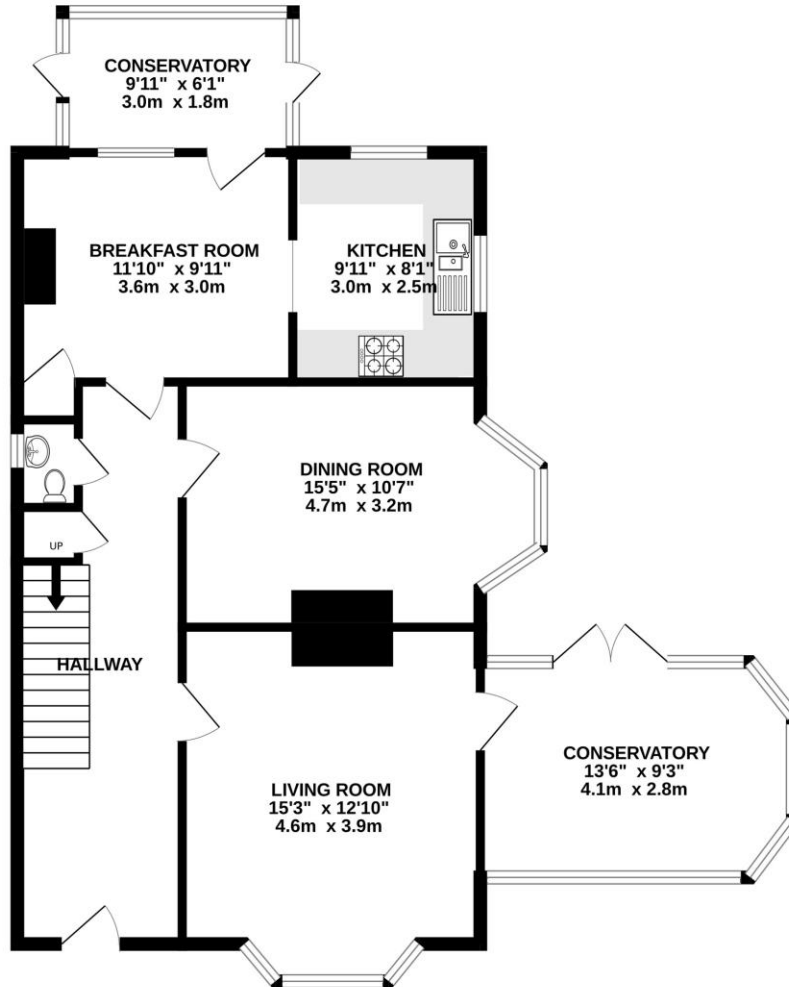




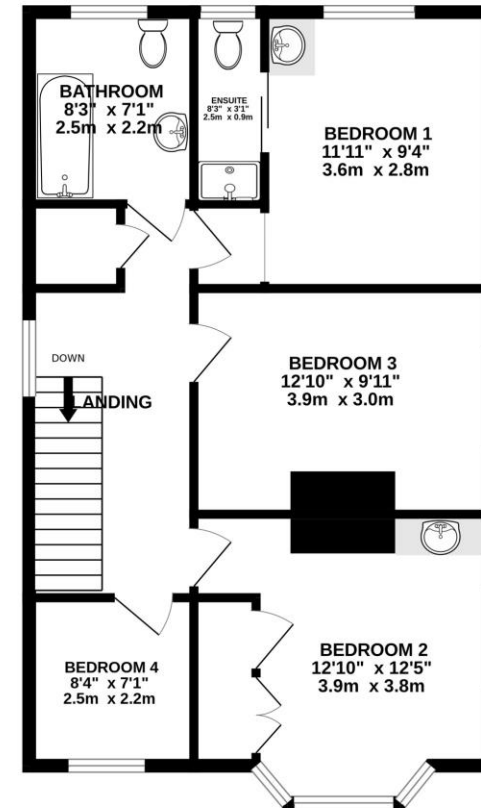


# Floorplan

GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) 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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**TENURE: Freehold  
COUNCIL TAX BAND E**

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For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

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Alternatively, you can scan below to view all of the details of this property online.



## Outside

The gardens are a real feature of the property, providing a great deal of privacy with the first part being laid to a lawn appearance with a wooden pergola and a bordering stone wall with a variety of mature shrubbery, trees, and plants. Access can be obtained on both sides of the property. There is a brick-paved driveway providing parking for multiple vehicles leading to a detached single garage with external power points.

The brick-paved path borders the property to a stone-chipped side path leading around the property with a side garden incorporating shrubbery and a gate to the side road (Paynesford Road).

Access to the rear conservatory can be obtained via two separate UPVC double-glazed doors. The gardens continue to a patio area with bordering attractive plants and a small pond.

88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET