

SIMPLY GREEN

Arden Cottage, Highweek,
Newton Abbot



The property is situated on the outskirts of Newton Abbot, in the village of Highweek, offering delightful far-reaching countryside views.

The property is located near a well-regarded primary school and two secondary schools, a church, countryside walks, and a bus stop.

The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

The property is a lovely individual spacious home that has been recently upgraded with new windows throughout and a recently fitted wood burner. The property dates back many years and was originally a stable block for the main house.

It was converted in 1951. The property has been tastefully modernised over the years, yet retaining its characterful charm throughout, and would offer many families the versatile accommodation they require nowadays.

A real added gem is the games room. Perfect for someone working from home, someone who requires a hobby room, or a relative who is looking to stay.

An internal viewing is highly recommended to appreciate this beautiful home

.Accommodation

A barn-style door leads through to an entrance porch. The entrance porch is a generous open space with a tiled floor and uPVC double-glazed window to the front aspect. From the entrance porch, a doorway leads through to a downstairs WC with uPVC obscure double-glazed window, concealed WC, vanity unit with wash hand basin and cupboards below, tiled flooring, and wall lights.

From the entrance porch, an archway leads through to an inner hallway with a staircase rising to the first floor. The hallway continues along to a modern kitchen with an uPVC double-glazed window to the front and rear aspect. The kitchen benefits, from a single drainer one-and-a-half bowl sink inset, an instant hot tap with laminate worktops, and a range of modern matching fitted shaker style base cupboards, drawers, and fitted matching wall cupboards. Integrated appliances include a stainless steel 4-ring gas hob with a stainless steel electric oven below and an integrated washing machine. The kitchen also has tiled flooring and a doorway that leads through to a storage area and free-standing fridge freezer.

The inner hallway continues to a timber-framed glazed door that flows through to a superbly sized dining room. The dining room offers a great deal of space with a uPVC double-glazed window to the front aspect and a further double-glazed window to the rear. The dining room also has a serving hatch through to the kitchen, wall lights, and a built-in cupboard housing the gas boiler and has fitted shelving

The accommodation continues to a generously sized living room with uPVC obscure double glazed windows, wall lights, dado rail, and fitted central fireplace incorporating a fitted wood burner with hearth and an attractive wooden surround.

From the generously sized living room, an opening flows through to a garden room/conservatory, offering a great deal of light and space with uPVC double-glazed windows overlooking the attractive front garden, with glazed roof, wall lights, and tiled flooring.

A set of uPVC double-glazed double doors leads to the attractively presented gardens.

The first-floor accommodation

A staircase leads up to the first floor with a uPVC double-glazed window to the rear aspect and recessed shelving with inset spotlights. Four bedrooms can be found on the first floor. The master bedroom has a uPVC double-glazed window to the front aspect with views across the front garden and the village of Highweek that can be enjoyed. It also benefits fitted wardrobes that comprise a double wardrobe with hanging space and fitted shelving and a further single wardrobe with hanging space and fitted shelving. A door leads through to a modern ensuite shower room with a tiled shower cubicle, WC, pedestal wash hand basin, fitted mirror, and a uPVC double-glazed window to the rear aspect.

The second bedroom is also double in size with a uPVC double-glazed window to the front aspect. It benefits a vanity unit with a wash hand basin, tiled splashbacks and cupboard below, and a recessed area for wardrobes.

The family bathroom is modern, incorporating uPVC obscure double-glazed windows, fully tiled walls, panelled bath with tiled flooring, a separate tiled shower cubicle, WC, pedestal wash hand basin, wall lights, inset spotlights, and wall-mounted heated towel rail. There is also access to the loft space and an attractive alcove for storage.

The accommodation continues to the third bedroom, which is also double in size and offers a uPVC double-glazed window to the front aspect and free-standing wardrobes.

The accommodation concludes with a fourth bedroom, which is a generous-sized single bedroom with a uPVC double-glazed window to the rear aspect.

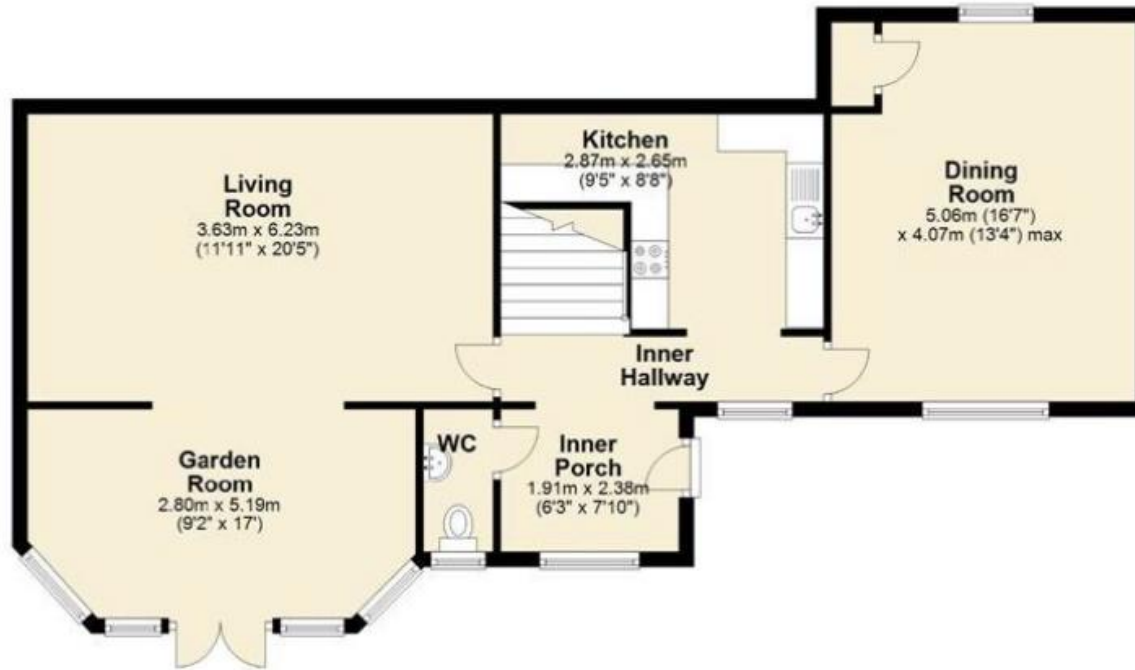






Ground Floor

Approx. 82.1 sq. metres (884.0 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 146.3 sq. metres (1574.8 sq. feet)





Outside

The property has layby parking at the side of the property and the garden is accessed via a set of solid wooden double doors, flowing onto a cobbled stone driveway providing parking with external lighting.

The front garden is a real feature of the property, with it being laid to a level appearance and bordered by brick and rendered walling and timber fencing. It is mainly laid to a level lawned appearance, incorporating a variety of attractive plants, shrubbery, mature trees, and fruit trees. A cobblestone path leads to a detached games room, which was converted from a former detached garage, ideal for someone working from home or as a gym or further accommodation.

The current vendors have recently installed a raised-level wooden decked patio area and hot tub, with a bordering rendered wall, external lighting, and powerpoint.

The garden room has external lighting and a set of uPVC double-glazed double doors. Internally it offers a uPVC double-glazed window, inset spotlights, power points, and lighting.

The games room measures 5.52m x 3.77m. To the side of the garden room is a stone chip path offering storage and space for the bins. Within the garden, there is also a detached timber-constructed shed with power and lighting that measures 3.57m x 2.90m.

COUNCIL TAX BAND: E

TENURE: FREEHOLD

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

01626 798440

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



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