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THE AWARD WINNING
ESTATE AGENTS

Loady Park House, Whitehill Road
Freehold



Loady Park House, 14 Whitehill Road, Newton Abbot, TQ12 6PR

A large individual period home in a semi-rural location.

- Video Walk-Through Available
- Spacious Detached Period Home
- 5 Bedrooms (2 en-suite)
- Drawing Room, Sitting Room & Study
- Kitchen/Dining Room & Utility Room
- Ample Parking & Double Garage
- Generous Secluded Rear Garden
- Tucked-Away Position
- Full of Character
- Sought-After Highweek Location



With plenty of space, open views and a wonderful garden, this detached house is conveniently located within the favoured Highweek area of Newton Abbot. Around 0.8 of a mile on foot from the town centre, the property enjoys a somewhat semi-rural situation overlooking fields and beyond towards parts of Dartmoor.

Within a few minutes' stroll is All Saints Church and the well-regarded Highweek Inn public house/restaurant. For the commuter, Newton Abbot's mainline railway station (1.4 miles) offers an express to the capital in just over 2.5 hours with the A380 South Devon Link Road south to Torquay and north to Exeter around 2 miles distance and the A38 Devon Expressway is around 4 miles drive.

ACCOMMODATION

Stepping inside, the accommodation is roomy and particularly light and airy with a classical feel. Presented over two floors, the front door with canopy over opens into a reception hallway with turning staircase to a part-galleried first floor landing and a window to the front providing natural light. The living accommodation includes a generously proportioned drawing room with three windows on two aspects and an open fireplace. A sitting room is double-aspect including patio doors to the rear garden whilst overlooking the front is a study. Originally two rooms and with doors to the rear terrace and garden is the spacious open plan kitchen/diner; the kitchen with a comprehensive range of cabinets and some integrated appliances. Off the kitchen is a separate plumbed utility room which provides access to a particularly large attached double garage with gardener's WC and doors to both the front and rear. The first floor has a bright part-galleried landing with window to the front, providing access to 5 well-proportioned bedrooms

and a family bathroom with roll top bath and separate shower cabinet. The principal bedroom has a dressing area with walk-in closet and an en-suite shower room/WC, and bedroom 2 is also en-suite with shower, WC and basin, and a large, recessed wardrobe.

GARDEN

Wonderful secluded gardens lying mainly to the rear with feature paved terrace adjoining the rear of the house and a further paved terrace at a lower level. Neatly-tended lawned garden gently sloping lawn from the house to the rear boundary. Colourful inset planting.

PARKING

Excellent parking is provided by 2 separate driveways with space for multiple vehicles, the first at the front and the second to the side which also provides access to the large attached double garage.

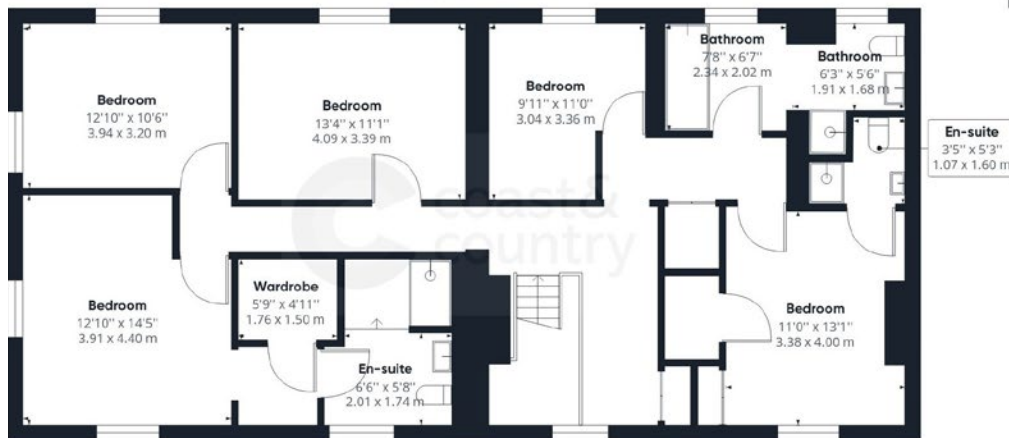


DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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.





Ground Floor



Floor 1

Approximate total area

3058.40 ft²

284.13 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council

Currently Band F

Services

Mains water. Mains electricity. Private drainage. Oil-fired central heating.

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		