



## Combeinteignhead

2x  1x 

ENERGY RATING E43

- Video Walk-through Available
- Grade II Listed Character Property
- Lounge, Kitchen/Diner & Utility Room
- Log Burner/Bread Oven
- Popular Combe-in-Teignhead
- Well-Appointed Kitchen with Granite
- Bathroom with Freestanding Bath & Shower
- Courtyard Garden & Outside WC
- Cosy Lounge with Fabulous Feature Fireplace
- Sought-After Location

**Guide Price:**  
**£275,000**  
FREEHOLD

## 2, Thorn Cottages, Combeinteignhead, Newton Abbot, TQ12 4RB



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Thorn cottages are tucked away in a private lane near the centre of Combe-in-Teignhead. No 2 is the oldest of the three cottages and some of the structure is purported to date back to the late medieval period. Features include huge oak beams, exposed stonework and a stunning centrepiece fireplace. Despite the age and character, the accommodation is free-flowing and very useable, all the rooms being well-proportioned. The property has been a family home and more recently used as a successful holiday let.

Historically the lower part of the cottage may well have housed animals, but it's far too luxurious for this now. If you are looking for a well-maintained and presented cottage in one of Teignbridge's premier villages with balanced accommodation and outside space, call to find out more and arrange a viewing.

### The Accommodation:

2 Thorn Cottages is accessed across a private lane where the owner enjoys an informal arrangement to park one vehicle. The cottages is double fronted with a central front door opening into an access area suitable for boots etc. and onwards into an up-to-date and well-equipped kitchen with substantial granite-topped breakfast bar. Cooking while you are entertaining is certainly on the cards here. There are lovely character features in the kitchen but those in the living room are exceptional; the rich carpentry includes a chamfered lintel and crossbeam and the stone fireplace with inset log burner is exceptionally good.

The first floor landing is light and airy and both of the characterful double bedrooms have unique and interesting features. The bathroom offers all modern amenities but is tastefully in-keeping with the cottage.

Adjacent to the back door there is a useful utility and storage area. The private rear courtyard has decked and patio areas and there is a useful outside WC.

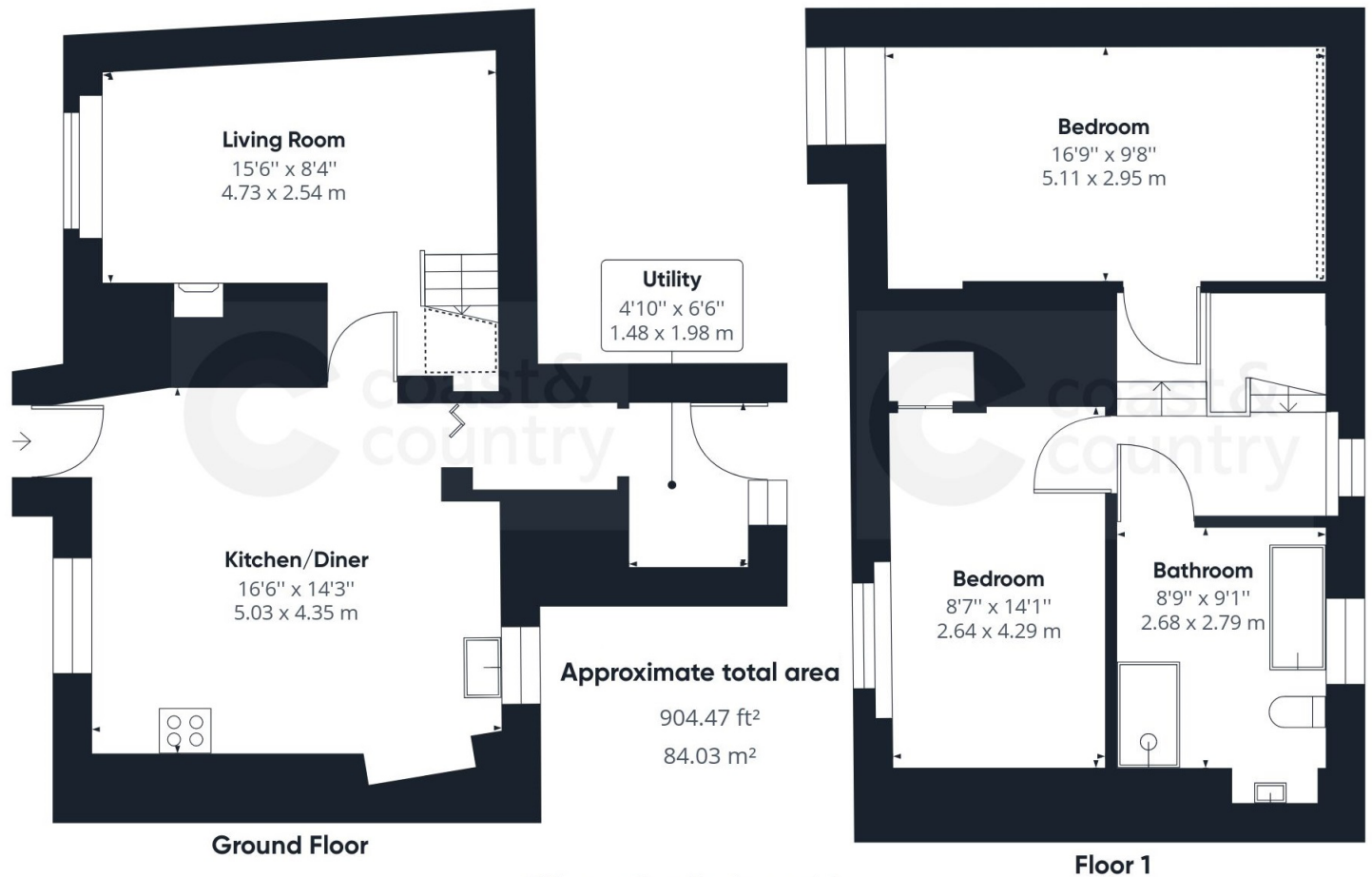
Both the location and this cottage are highly recommended by the selling agent.

### Directions:

From Newton Abbot Penn Inn roundabout take the Combeinteignhead exit and follow the Shaldon Road right to the top of the hill and then follow signs for Combeinteignhead. Entering the village, drive past the village hall on your left, the road then bears around to the right. Turn right immediately before Combe Garage. Proceed past the Wild Goose Inn and then past the Wild Goose car park. The lane to Thorn Cottages is immediately after the car park. Number two is the second of the three cottages.



## 2, Thorn Cottages, Combeinteignhead, Newton Abbot, TQ12 4RB



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

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### Agents Notes:

Council Tax: Currently paying business rates as used as a holiday let.

Tenure: Freehold

Mains water. Mains electricity. Private drainage (shared septic tank).

Electric heating & log burner.

The current owner enjoys an informal arrangement to park 1 vehicle in the private lane.

The property is on a private road and there may be a liability for maintenance.

The property is currently used as a holiday let.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.