



## Grade II Listed Cottage

CHECK OUT this Grade II listed Cottage. A slice of Newton Abbot's Architectural History! This property comes Complete with 2 Double Bedrooms & 1 Single, Living Room, Dining Room & Galley Style Kitchen, Family Bathroom & Cloakroom & Patio Style Garden. Short walk to the Market Town of Newton Abbot.

61 Halcyon Road | Newton Abbot | TQ12 2LX





PROPERTY TYPE

End Terraced Cottage



SIZE

1,097 sq ft



LOCATION

Newton Abbot



AGE

Pre 18th Century



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Solid Fuel & Electric  
Heaters



PARKING

Permit Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

N/A



COUNCIL TAX BAND

A



### in a nutshell...

- Period Style Characterful Features Throughout
- 2 Double Bedrooms & 1 Single
- Living Room, Dining Room + Kitchen
- Family Bathroom + Cloakroom
- Raised Terrace Garden
- Plenty of Natural Light & Space
- Permit & Car Parking Available
- Short walk to Newton Abbot Town Center
- Good Transport, Bus, Rail & Motorway Links







## the details...

Check out this Grade II listed period-style cottage. Full of characterful features, this home offers spacious, flexible accommodation across two floors. Located on the historic Halcyon Road, this former 17th-century dwelling combines original period detail with practical everyday living.

Originally part of a larger historic residence, the cottage retains many hallmarks of its heritage, including thick rendered cob walls, inglenook fireplaces, exposed beams but with the modern convenience of double-glazed windows. Thoughtfully arranged across two floors, the property features two generous reception rooms, three well-proportioned bedrooms, and a delightful cottage garden.

Stepping through a solid wood stable door, you're welcomed into a central entrance hall, providing access to the rear garden and the principal reception areas.

To the right of the hallway, the living room is a bright and inviting space, thanks to its dual-aspect windows, is centred around a inglenook fireplace with a cast iron gas fire-perfect for cosy evenings in. Warm wall lighting and charming period details add to the atmosphere. The kitchen is also accessed from here, fitted with base units and featuring a single-bowl sink, freestanding electric oven, fridge freezer, wall-mounted shelving-ideal for those who appreciate a simple and functional space with scope to personalise.

To the left of the hallway, the dining room features another fireplace, fitted with a wood-burning fire, also benefitting from under-stairs storage.

To the rear of the property, just before stepping out to the garden, you'll find a cloakroom, complete with low-level WC, wash hand basin and plumbing for a washing machine.

Upstairs, a central landing gives access to all three bedrooms and the family bathroom. The main bedroom enjoys a front aspect and offers generous proportions. Bedroom two also faces the front and includes a range of built-in wardrobes. Bedroom three is dual aspect, making it a bright and versatile space. Each room is rich in 17th-century charm, with original features providing a consistent thread of heritage throughout.

The bathroom is fitted with a white suite, including a panelled bath with wall-mounted electric shower and WC with wash hand basin.

To the rear, the garden has a raised terrace bordered by flower beds, shrubs, and mature planting. A timber garden shed provides useful storage-a rare find in such a central town location.

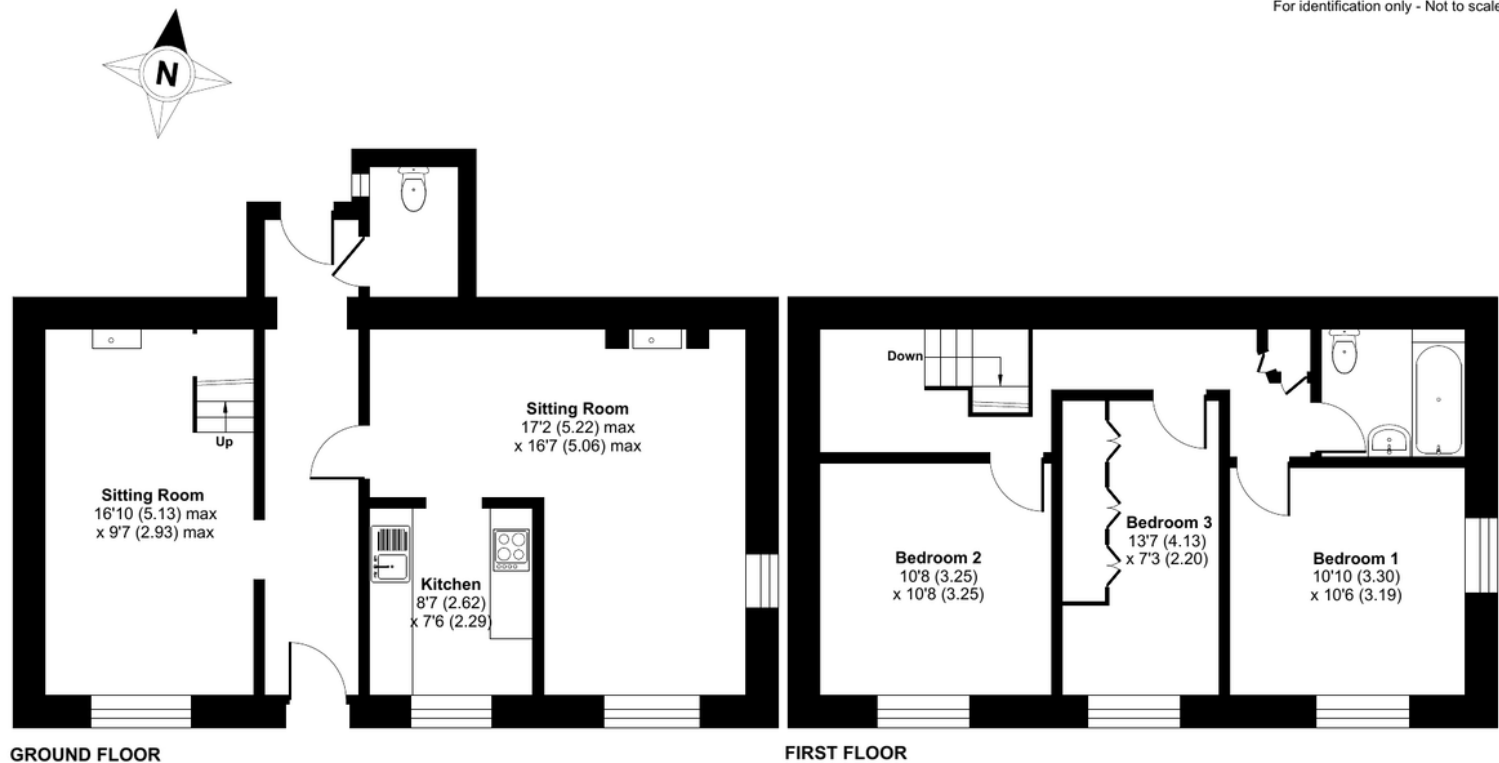
Halcyon Road enjoys a convenient position just a short stroll from the centre of Newton Abbot, a thriving market town with a wide range of shops, cafés, schools, and a mainline train station offering direct services to London Paddington. The picturesque South Devon coastline, Dartmoor National Park, nearby A38 are all within easy reach, making this location ideal for commuters, weekend explorers and those seeking a lifestyle that balances town convenience with countryside charm.

Tenure – Freehold  
Council Tax Band - A

# Halcyon Road, Newton Abbot, TQ12

Approximate Area = 1097 sq ft / 101.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1311605



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