



- A CHARMING GRADE II LISTED PERIOD PROPERTY
- SITTING ROOM WITH FEATURE FIREPLACE AND LOG BURNER
- BESPOKE KITCHEN/DINING ROOM
- CONSERVATORY/LOUNGE AND CLOAKROOM/WC
- THREE GOOD SIZED BEDROOMS
- ATTRACTIVE BATHROOM
- PRETTY ENCLOSED GARDEN
- 

Combeinteighhead, Newton Abbot, TQ12 4RA

OIEO £300,000

An attractive "Grade II" Listed period cottage set close to the heart of this popular Teign estuary village with much character and charm. Sitting room with feature fireplace and log burner, rustic-style kitchen/dining room, lounge/conservatory, three good sized bedrooms, cloakroom/WC, bathroom and enclosed garden.

## Property Description

### DESCRIPTION

April Cottage is an appealing Grade II listed mid terrace cottage with a good deal of character and charm. The accommodation comprises; an entrance hall, a spacious sitting room with an Inglenook style fireplace having a log burning stove and a rustic style kitchen/dining room with bespoke units. Additionally to the ground floor there is a cloakroom/WC and, set at the rear of the property there is a lovely lounge/conservatory with store, utility cupboard and French doors opening to the garden. To the upper floor there are three good size bedrooms and an attractive bathroom. Additionally there is an electric heating system which supplies the radiators. Outside to the rear of the property there is a charming enclosed garden laid primarily to lawn and decking with a westerly aspect.

### LOCATION

April cottage is set within the heart of the popular Teign estuary village of Combeinteignhead. The village has a strong sense of community with a village hall, the popular Wild Goose public house and the Coombe Cellars, a public house and eatery in a superb waterside setting where there is also a dingy sailing club, as well as being a popular spot for windsurfing and water skiing etc. The slightly larger village of Stokeinteignhead lies around a mile away and has a well-regarding primary school a community shop and a farm shop nearby. The position offers good access to Newton Abbot, which lies around three miles away with the Penn Inn roundabout offering immediate access to the South Devon highway and a fast link to Exeter and the M5 via the A380. The popular estuary village of Shaldon is around 2 miles away, a beautiful village with a sandy beach, various independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. The larger seaside town of Teignmouth is around three miles away and has a lovely promenade, a supermarket and a range of education options including Trinity School, offering both private primary and secondary education. There are mainline rail links to London Paddington from Teignmouth and Newton Abbot.





Additionally the renowned Torquay boys and girls Grammar schools are within relatively easy reach.

To the front of the property there is a paved entrance step, from where the panel and part glazed entrance door opens to the....

### RECEPTION HALL

An attractive and welcoming space with ceramic floor tiles, a radiator, a meter cupboard and stairs with a timber balustrade rise to the first floor.

### SITTING ROOM

A lovely dual aspect space, rich in character and charm with a front facing, small paned sliding sash window with panelled window seat below and with the window overlooking the lane approach. There is a feature exposed beam and a large Inglenook style fireplace with a stone surround and a recessed stone hearth upon which there is a log burning stove. Double glazed French doors open to the outside at the rear of the property, shelved recess and radiator.



### KITCHEN/DINING ROOM

A charming, rustic style space with exposed timber floorboards, beams and spotlights to the ceiling. There is ample space for a large dining table and chairs and the kitchen area is fitted with a bespoke range of painted, timber-fronted floor and wall mounted units. There are areas of timber work surface with complementary tile splash backs and an under mounted, double bowl, butler style sink unit with granite surround and drainers, a mixer tap and plate rack over. Under surface space for a fridge and under surface space for a dishwasher. Space for a five ring range style stove with filter over, radiator and a front facing, small paned sliding sash window overlooks the approach lane.

Leading off the entrance hall there is also a....

### LOBBY AREA

With timber flooring and a rustic style sliding timber panel door opens to the....



### CLOAKROOM/WC

With ceramic floor tiles and a WC with timber-work surround as well as a corner mounted wash hand basin with tiled surround, timber-work below and shelves above. Small radiator.

### CONSERVATORY/LOUNGE

An attractive space, being set at the rear of the property with exposed timber flooring, glazed ceiling panels and spotlights to the ceiling. Double glazed French doors open to the garden at the rear and large double glazed windows overlook the garden and also have good views towards the church tower, parts of the village and countryside beyond. Additionally there is a study area with shelving behind and built in, rustic style timber units with sliding doors, one of which provides a shelved cupboard and the other has space and plumbing for a washing machine with storage above and beside. Small radiator and a feature, leaded light coloured glass panel gives borrowed light to the aforementioned Cloakroom/WC. Built in timber store unit with hinged lid.

### FIRST FLOOR LANDING

Set on two levels with a high vaulted ceiling and access to the loft space. A rear facing window has good views over the surrounding area towards parts of the village and countryside beyond. Latch panel doors open to the principal first floor rooms.

### BEDROOM ONE

A good sized room with a front facing multi-paned sliding sash window having views over the approach lane and parts of the village. Exposed floorboards, there is a cast iron feature fireplace and exposed beams.

### BEDROOM TWO

Another good sized room with a front facing multi-paned sliding sash window with window seat set beneath and there is a louvre doored airing cupboard housing the large hot water cylinder. Exposed floorboards and radiator.

### BEDROOM THREE

With side facing window having a deep sill and some outlook over the surrounding area. Exposed floorboards and radiator.

### BATHROOM

With borrowed light from a beautiful stained glass, leaded light panel set above the stairwell and there is a vaulted ceiling with beams, as well as spotlights and an extractor fan. The bathroom has an attractive three piece suite with a deep bath having an attached shower screen, a full height tiled surround and a Mira shower over. There is a feature timber unit with an area of timber block surface having a large wash hand basin with mixer tap and cupboard beneath. WC, medicine cabinet and a ladder style radiator/towel rail.

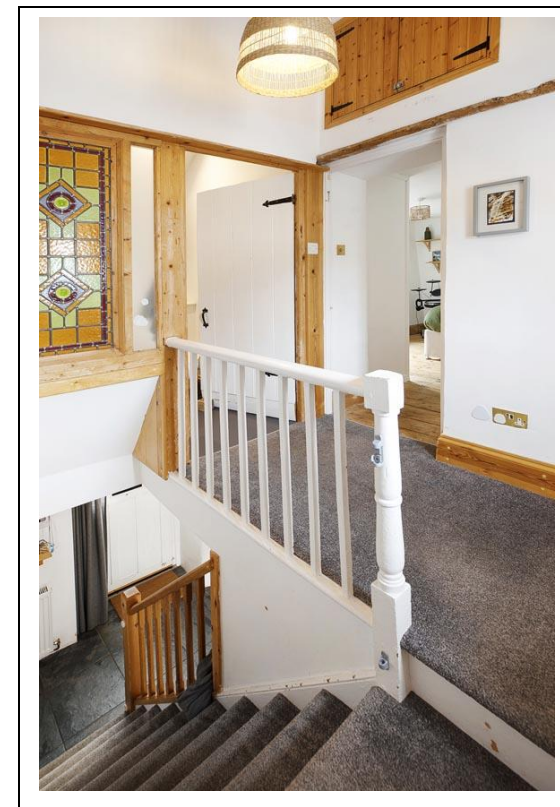
### OUTSIDE

Outside to the rear of the property there is a pretty enclosed garden with an area of lawn, a raised area of decking and with the garden being primarily enclosed by walling and fencing. The garden provides an attractive spot to sit and appreciate the idyllic village surroundings and has an approximately westerly aspect.

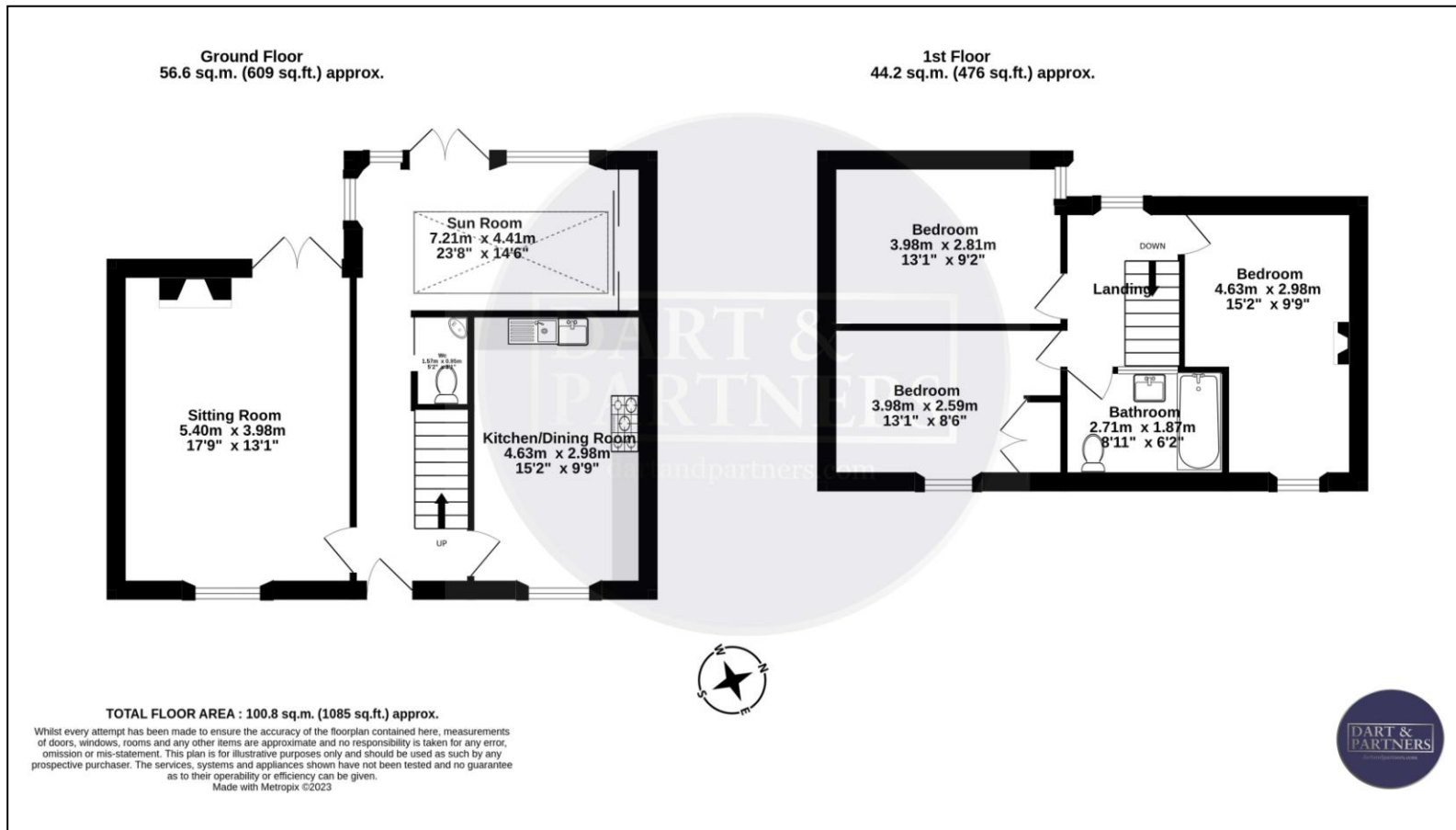
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C







**EPC EXEMPT**



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