



Luscombe Maye Estate Agents

Wrangaton Road
 Wrangaton, South Brent,
 TQ10 9HJ

Price £695,000

A LARGE DETACHED four bedroom family home with a three bedroom ANNEXE and a one bedroom detached cottage within the grounds of about 1 acre, offering excellent home and income potential or ideal for an extended family .

The property is set in a lovely rural location of Wrangaton, but is within easy reach of the A38.

- Large Family Home
- Suitable for two Generational Living
- Annexe
- Separate Cottage
- Business Opportunity



Full Description

SITUATION

Quillet is set in a lovely rural location, but within very easy reach of the A38.

To find Quillet leave the A38 heading towards Exeter at Wrangaton and follow signs towards South Brent. Turn left signed Glazebrook Hotel and follow the lane you will go past Glazebrook Hotel on your right keep following the road straight ahead, you will then go under a bridge, go up the hill and keep going straight and you will then come to Quillet on the left hand side.

Coming From Exeter towards Plymouth turn off at Wrangaton sign posted Iybridge park and ride, turn right and go over the fly over, then turn left and first right, go up the hill then turn left and Quillet will then be on the left hand side.

DESCRIPTION

A very large family home set within the quiet rural location in Wrangaton, This property offers many opportunities for potential purchasers.

With the main house offering a large living room, study, dining room, kitchen/breakfast room, summer room all on the ground floor, the first floor offers four bedrooms with the master bedroom having an en-suite and family bathroom.

The Annexe has three double bedrooms, living room, kitchen and bathroom.

The Ark is a beautiful detached cottage set in the grounds of Quillet it offers living room, bedroom, kitchen and bathroom. Both the Annexe and the Ark could be a fantastic business opportunity for either long term, or holiday lets or for use by an extended family.

WRANGATON

Wrangaton is situated on the outskirts of South Brent, Wrangaton has its own golf course, Cheston riding school, easy reach of Dartmoor and is within easy access of the A38. South Brent village is one with a strong community with churches, a primary school, shops, and a post office. There are

well-regarded community colleges at Totnes and Iybridge, each with a wide range of facilities for the wider community. The ancient market town of Totnes is within about eight miles and some of the finest beaches on the south coast are within easy reach.

ACCOMODATION

The accommodation is as follows:- (Please note that all dimensions are approximate measurements)

ENTRANCE HALL

Stairs leading to first floor, doors off to:

CLOAKROOM

Windows to side aspect, low level flush WC, vanity wash hand basin, radiator.

LIVING ROOM

17' 10" x 15' 10" (5.46m x 4.85m) This lovely size living room with windows to side aspect with fantastic views over the countryside, there is a gas fire sitting on a slate hearth with stone around, radiator, double doors leading to:

STUDY

11' 4" x 8' 11" (3.47m x 2.73m) Window to side aspect, parquet flooring, radiator.

DINING ROOM

13' 10" x 15' 11" (4.24m x 4.86m) Sliding door to side aspect, box window to rear aspect overlooking the garden, radiator.

KITCHEN/BREAKFAST ROOM

25' 8" x 12' 9" (7.83m x 3.91m) This large Kitchen/breakfast room with windows to rear and side aspects, range of wall and floor cupboards with roll edge work surfaces, 1 1/2 bowl sink and drainer, built in oven and hob with extractor fan over, dishwasher, space for washing machine and tumble dryer, radiator, door into Annexe.

BOILER ROOM

8' 5" x 9' 4" (2.57m x 2.86m) Storage cupboards, boiler, door into:

SUMMER ROOM

15' 6" x 6' 2" (4.73m x 1.90m) Window to front aspect, tiled floor, large storage cupboard, door leading to rear garden.

FIRST FLOOR LANDING

large window, loft access, storage cupboards doors off to:

MASTER BEDROOM

15' 10" x 14' 11" (4.84m x 4.55m) Lovely light airy bedroom with large windows enjoying fantastic views over the garden and countryside, plenty of wardrobes, radiators.

ENSUITE

5' 11" x 8' 3" (1.81m x 2.54m) Window to side aspect, double shower with glass surround, low level flush WC, vanity wash hand basin, heated towel rail, fully tiled.

BEDROOM 2

9' 8" x 15' 10" (2.97m x 4.84m) Window to rear aspect, built in wardrobes, radiator, wash hand basin.

BEDROOM 3

11' 8" x 12' 11" (3.57m x 3.94m) Window to front and rear aspect, built in wardrobes, radiator, wash hand basin.

BEDROOM 4

9' x 13' 10" (2.74m x 4.22m) Sky lights, eaves storage, radiator, wash hand basin.

FAMILY BATHROOM

6' 6" x 5' 10" (2.00m x 1.80m) Window to side aspect bath with Mira shower over and glass screen, low level flush WC, vanity wash hand basin, fully tiled, heated towel rail.

THE ANNEXE

Approached by either kitchen in main house, or entrance through its own conservatory.

ENTRANCE HALL

Stairs to first floor, radiator, doors off to:

LIVING/DINING ROOM

18' 0" x 15' 5" (5.49m x 4.72m) Window and sliding door to side terrace, radiators, door open though to:

KITCHEN

11' 4" x 8' 8" (3.46m x 2.65m) Window to side aspect, range of wall and floor cupboards with roll top edge surface, stainless steel sink and drainer, built in oven and hob, storage cupboard, radiator.

BEDROOM 1

13' 8" x 11' 6" (4.19m x 3.53m) Windows to both side and rear aspect overlooking the garden, built in wardrobe, vanity wash hand basin, radiator.

BATHROOM

6' 0" x 12' 8" (1.84m x 3.88m) Window to rear aspect, double

shower with glass surround, low level flush WC, vanity wash hand basin, heated towel rail.

FIRST FLOOR

Small sky light, doors off to:

BEDROOM 2

12' 5" x 12' 8" (3.79m x 3.88m) Windows to rear and side aspect with views overlooking the garden, radiators.

CLOAKROOM

4' 5" x 6' 11" (1.37m x 2.12m) L shape cloakroom, window to side aspect, low level flush WC, vanity wash hand basin.

BEDROOM 3

9' 11" x 12' 5" (3.03m x 3.80m) Window to side and front aspect, radiator, wash hand basin.

THE ARK

The Ark is a beautiful detached cottage located in the grounds with its own entrance via a wooden stable door, the Ark offers so many opportunities as to what you could do with it.

LIVING ROOM

Windows to side and front aspect, wall mounted electric heater

BEDROOM

Window to rear aspect, wall mounted electric heater.

KITCHEN/DINING ROOM

Window to rear and front aspect, range of wall and floor cupboards with roll top work surface, stainless steel sink and drainer, loft access.

BATHROOM

Windows to side aspect, low level flush WC, bath with shower over, vanity wash hand basin.

DOUBLE GARAGE

Up and over door.

OUTSIDE

The property is approached by its own private driveway with large parking and lawned area, it also has another entrance which leads to the double garage. The garden has a variety of bushes, trees and shrubs, which have all matured over time making the garden a beautiful place to sit out and enjoy especially with all the lovely views that surround you.

SERVICES

Mains water, electricity, oil fired central heating, private drainage

COUNCIL TAX

The property is in Band G. The amount payable 2015/16 is £2670.78 And The Ark is a band A 2015/16 £1068.31.

LOCAL AUTHORITY

The administrative local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE Tel 01803 861234. The planning authority is The Dartmoor National Park Authority, Parke, Bovey Tracey, Devon TQ13 9JQ. Tel 01626 832093

VIEWING

Strictly by appointment through Luscombe Maye South Brent Office. Opening hours Monday - Friday 9.00am - 5.30pm, Saturday 9.00am - 1pm. Bespoke appointments outside normal working hours can be arranged with adequate notice.

EPC F 35

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

