



- 📍 Spacious entrance hallway
- 📍 Living/dining room
- 📍 Kitchen/breakfast room
- 📍 Utility room
- 📍 Cloakroom
- 📍 Four double bedrooms (one en suite)
- 📍 Family bathroom
- 📍 Allocated parking space
- 📍 Courtyard and communal gardens
- 📍 Village location

*Our View “Deceptively spacious delightful barn conversion in village location”*



This individual and spacious four bedroom Grade II listed barn conversion situated in Combeinteignhead must be seen to be appreciated.

The accommodation comprises the entrance hallway which is a good size and an ideal space for a study area. From the hallway, stairs rise to the first floor and you have access to the living space. The sitting/dining room is a spacious room with a delightful feature woodburner fireplace, original exposed wooden beams and inset spotlights and a window to the side and double doors onto the front courtyard. The kitchen/breakfast room features a range of matching wall and base level units with solid wooden work surfaces and a Belfast sink with mixer tap and integrated drainer. There is a cooker point, double doors onto the front courtyard and a door leading to the useful utility room with space and plumbing for a washing machine, tumble dryer and fridge/freezer and access to a downstairs WC. The utility room also houses the boiler and water cylinder.

To the first floor you will find access to the four double bedrooms, all of which feature exposed wooden beams and pleasant outlooks, with the master benefiting from built in wardrobes and a modern fitted en suite bathroom. The main bathroom comprises a low level flush WC, pedestal wash hand basin and panelled bath.



Externally, Westborough Court enjoys well maintained communal gardens along with your own courtyard laid to cobblestones. Situated at the front of the property is an allocated parking space.

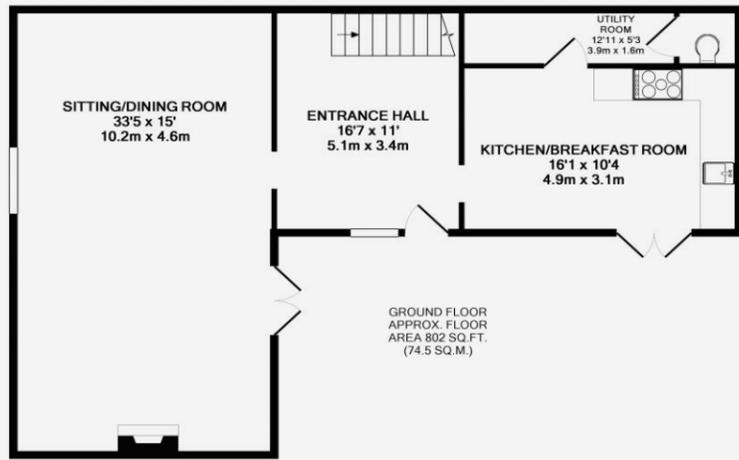
Combeinteignhead is a sought after village in the favoured "Golden Triangle" of villages within the Newton Abbot, Shaldon, Maidencombe area. The village has a public house/restaurant and medieval parish church. The Teign estuary is only a short walk away with sailing from the Coombe Cellars Inn and there are some superb walks and rides through the green lanes which abound in the vicinity. Combeinteignhead couples the delights of rural living with urban life. The Penn Inn roundabout and Sainsburys is only about two miles away as is access to the A380 dual carriageway which links Exeter with the motorway network. The market town of Newton Abbot, with its excellent and comprehensive range of shops and social facilities and mainline railway station, is about two and a half miles distant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



TOTAL APPROX. FLOOR AREA 1603 SQ.FT. (148.9 SQ.M.)  
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