



WOODS
DISTINCTIVE HOMES

**Charlecombe
Combeinteignhead
Newton Abbot
Devon
TQ12 4RE**

Built in the 1700's, this beautiful converted mill is set within approximately seven acres of delightful gardens and has been extended and updated by the current owners to create a stunning living space

- Living room
- Dining room
- Kitchen/dining room
- Study
- Five double bedrooms (master en suite and dressing room)
- Two bathrooms
- Second floor room/potential office space or shower room
- Ample off road parking
- Stunning surrounding gardens of approximately seven acres
- Beautiful rural location



The accommodation comprises the superb kitchen/dining room designed by the current owners. This delightful living space features oak finished wall and base level units with granite work surfaces with a double Belfast sink with integrated drainer and instant boiling water tap. Built in appliances include regular and steam ovens, microwave, integral coffee maker and warming drawer and there is space for a fridge/freezer. The oil fired Aga is without question the centre piece of the kitchen with an open brick surround with wooden lintel. A large island unit provides a sociable feel to the kitchen with a separate stainless steel half bowl sink and space for stools beneath and there is limestone tiled flooring with underfloor heating. This bright room is triple aspect with windows to the side and front enjoying views over the gardens and double doors leading onto the patio.

From the kitchen you have a door giving access to an inner hallway with wooden flooring, storage cupboard, windows to the rear and access to a downstairs WC.

From the inner hallway stairs rise to the first floor and there is a door to the dining room which features a beautiful inglenook fireplace with multi-fuel woodburner on a slate hearth and a window to the rear. From the dining room you have access to a further inner hallway with an additional staircase to the first floor and access to the main living room which again features a delightful woodburner fireplace, wooden flooring, windows to the side and rear and a door to the front. Completing the ground floor accommodation is the study which is positioned at the front of the property enjoying the garden views and features limestone tiled flooring with underfloor heating, a door to the hall and a storage cupboard housing the controls to the heating system.

To the first floor you have four double bedrooms, all very good sized rooms with pleasant open outlooks. The master bedroom features a vaulted ceiling and benefits from a useful dressing room, double doors onto a balcony and a superb modern fitted en suite shower room. The second bedroom is situated at the far end of the property measuring 22 feet in length with triple aspect windows to the front and rear. Bedroom three benefits from access to a Jack and Jill bathroom which is also accessed from the landing. Bedroom four is also a double with views over the garden. There is a separate modern fitted bathroom positioned opposite bedroom four.

To the second floor you have a landing dividing two rooms, one of which is a double bedroom with original beams and windows to the side and rear. The other room could be utilised as further office space or a shower room.

The main property is stunning, however the surrounding gardens are where Charlecombe really comes to life! There are approximately seven acres set within a beautiful valley with a babbling brook running through creating an idyllic setting. The gardens have been well maintained by the owners making them both attractive and practical.

A five bar gate provides access to the gravelled driveway with ample off road parking. Leading from the kitchen you have two large patio areas creating an ideal space for outside dining and entertaining. A further section of garden is found opposite the gated entrance, measuring approximately half an acre.





GROUND FLOOR
APPROX. FLOOR
AREA 1478 SQ.FT.
(137.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1311 SQ.FT.
(121.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3433 SQ.FT. (318.9 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		43	65

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