



- ✓ Entrance hallway
- ✓ Three reception rooms
- ✓ Study
- ✓ Kitchen/breakfast room
- ✓ Ground floor bathroom
- ✓ Five bedrooms
- ✓ Arts/crafts room or potential sixth bedroom
- ✓ Bathroom
- ✓ Garage, workshop, outbuildings and parking
- ✓ Spacious and delightful front and rear gardens

*Our View “Lovely period property offering extensive accommodation and with delightful surrounding gardens”*



Built in 1849, Hartree is a stunning Victorian property set within delightful and spacious gardens with flexible accommodation comprising three reception rooms and five bedrooms. The property must be seen to be appreciated.

The accommodation begins with the entrance porchway with original flooring leading to the original front entrance door. The entrance reception hallway is very welcoming with wooden flooring throughout with stairs rising to the first floor and access to the principal rooms. The dining room is positioned at the front of the property and is a delightful room which is very spacious and features a large original sash window with shutters overlooking the front garden and enjoying superb views of the Teign estuary. The living room is also positioned at the front of the property and again enjoys a sash window to the front and a window to the side. There is continued wooden flooring and a feature gas fireplace with mantle surround. The study again is a good size room with sash window to the side and wooden flooring continued from the hallway. The entrance hallway leads to an inner hallway where you will find access to the accommodation situated at the rear of the house. A further reception room, which is currently used as a dining/breakfast room, features a sash window to the rear and a useful storage cupboard. A good sized bathroom comprises a high level flush WC, pedestal wash hand basin and bath with shower fitted from the mains. There are fully tiled walls and flooring with an obscure glazed window to the side. The kitchen/breakfast room resides at the very rear of the property with a range of units, Belfast sink and space for appliances such as fridge/freezer, dishwasher and cooker. There is tiled flooring and a window overlooking the rear courtyard. Completing the ground floor, you have access to the side porchway benefiting from a further entrance to the property leading to a staircase rising to the first floor.

Situated beneath the main staircase you will find the spacious and very usable cellar comprising two rooms of ample storage space. Access to the first floor is via the delightful split level staircase, passing the large picturesque multi panelled internal window situated on the landing. The master bedroom is situated at the front and from the large sash window you can enjoy beautiful views over the gardens, surrounding countryside and down the Teign estuary. The main bedroom has an opening through to another room, which again is a good size and features a window to the side. Another double bedroom is positioned at the front benefiting from the views, with bedroom four, again a good sized double, with views to the side. The first floor is arranged over different levels and to the rear you have a further double bedroom with a double glazed window to the rear and a

second bathroom and WC. There is also a room which was previously used as a kitchen with a range of work surfaces and a stainless steel mixer tap sink and drainer. This could easily be used as an arts/crafts room or converted to another bedroom. A second staircase is found at the rear that leads to the side porch on the ground floor level.

Hartree is set on a deceptively spacious and well positioned plot enjoying delightful front and rear gardens. Gated access to the front leading from a shared driveway provides access to the long sweeping driveway leading up to the property passing the very well presented front gardens with a large level lawn enclosed by mature hedgerow and an assortment of attractive flowerbeds. A selection of trees are situated in the gardens including a delightful Monkey Puzzle tree. A pond is bordered by an exposed stone pathway and from here you have superb views over Highweek and of the village church. The lawn and gardens continue to the front terrace which features original flooring. The driveway to the side continues to the rear of the property where you will find ample parking and access to the garage and outbuildings. To the rear of the property you have an enclosed courtyard with access to further outbuildings and a workshop. Steps rise to the rear garden where you have another paved area and a pathway leading you through the garden, again passing an assortment of flowerbeds, where you will find useful areas for outside dining and entertaining. A level lawn and further garden is enclosed by a stone wall. A wooden built shed and greenhouse are also found the rear of the garden, along with a wooden built summer house with electricity provided.

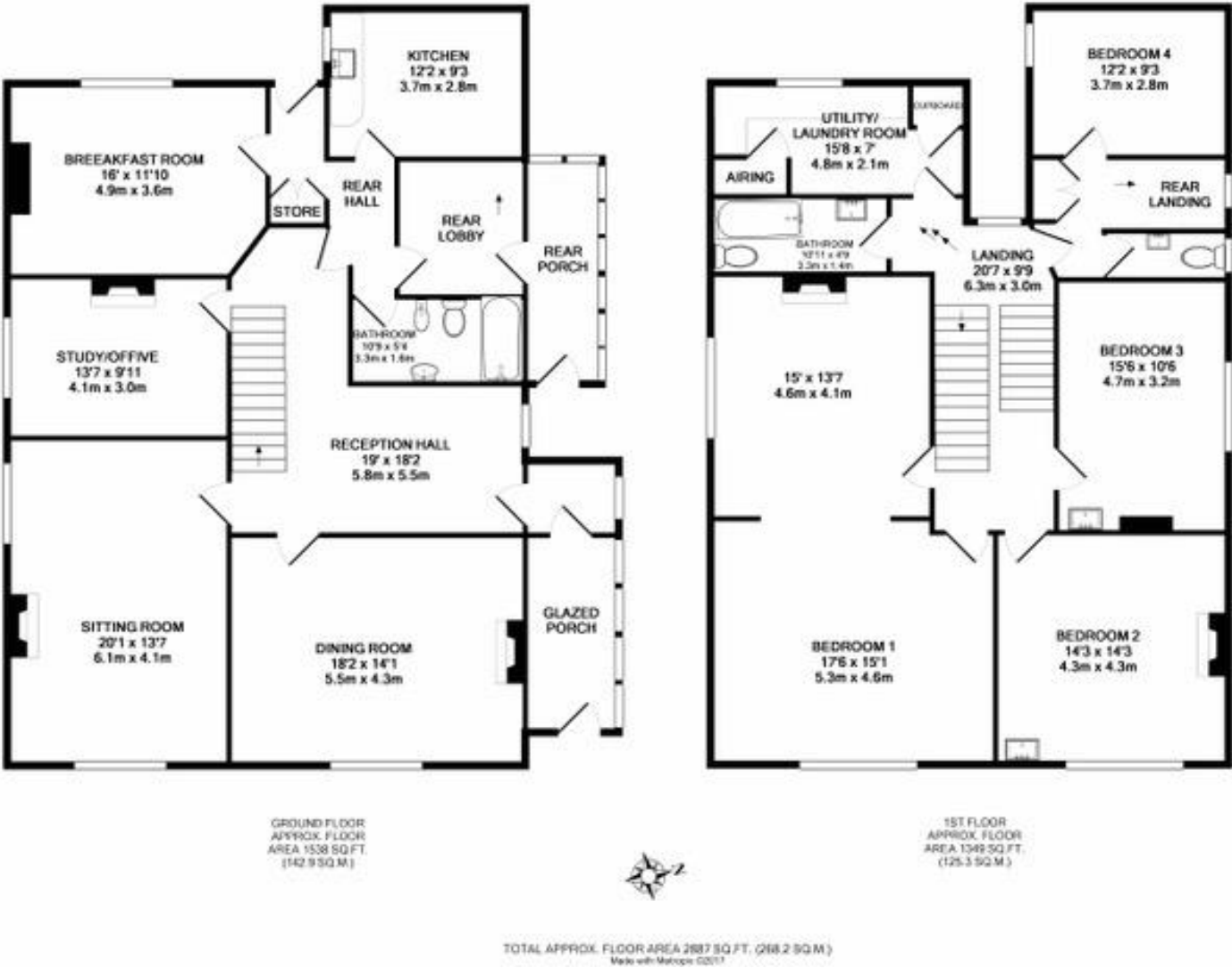
Located in the highly desirable village of Highweek on the outskirts of the market town of Newton Abbot, this property is within walking distance of highly regarded schools. It also offers easy access to the town.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		81	(69-80) <b>C</b>		75
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	53		(39-54) <b>E</b>		42
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England, Scotland & Wales			EU Directive 2002/91/EC		
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**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.



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DISTINCTIVE HOMES

Hartree, Coombeshead Road, Newton Abbot, Devon, TQ12 1PY

Ref: DSN4799

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£675,000 Freehold

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