







# Oldstone House

## Woodland

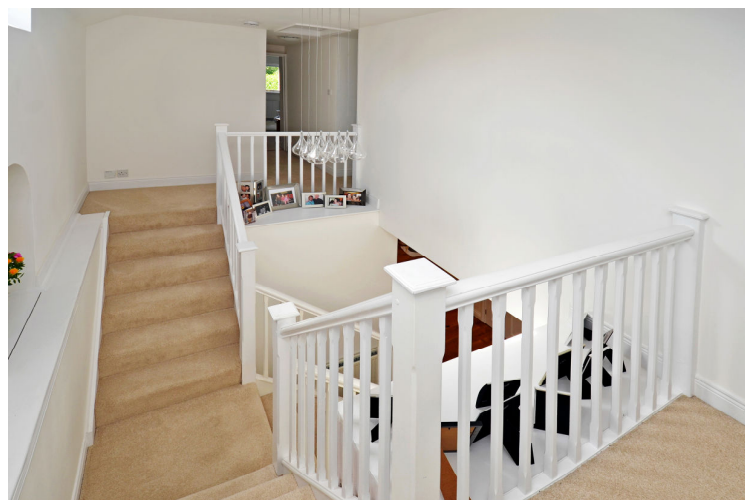
## Newton Abbot

## Devon

## TQ13 7LN

Originally built in 1864, this delightful barn conversion sits on a third of an acre plot and is situated in the sought after hamlet of Woodland. There is a delightful open plan living space and four bedrooms and the property must be viewed to be appreciated

- Sitting room
- Delightful open plan kitchen and dining room
- Downstairs cloakroom
- Four double bedrooms (two en suite)
- Wet room
- Ample off road parking
- Approx. third acre of delightful gardens
  - Countryside views
  - Hamlet location
  - Barn conversion



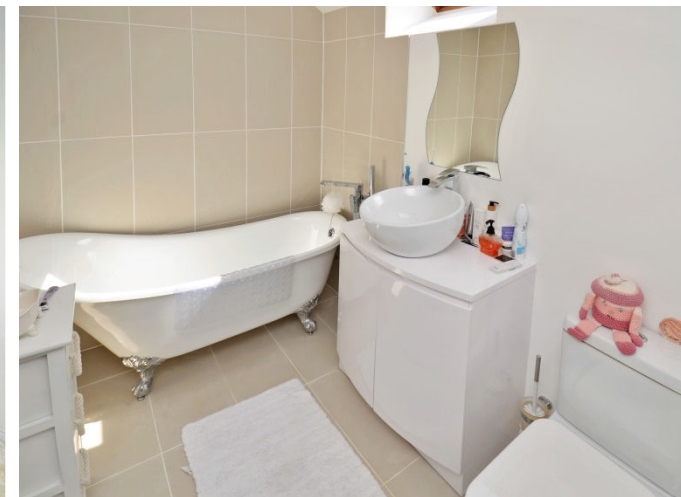


The property is accessed via a wooden door leading into the superb open living area with engineered oak flooring throughout. The sitting room is bright and spacious with a delightful feature multi-fuel woodburner fireplace and double glazed window and double doors overlooking the gardens. At the opposite end to the sitting room, you will find the breathtaking kitchen/dining room which provides a fantastic living space. The kitchen is fitted to a high specification with a range of wall and base units with a delightful Belfast sink and a separate island unit, all with granite work surfaces. Fitted appliances include a double oven with six ring ceramic hob and extractor hood above and a dishwasher. There is space for fridge/freezer, washing machine and tumble dryer and a cupboard housing the boiler. A barn style door leads to the side and there are two double glazed windows to the front. Completing the ground floor you have a downstairs WC.

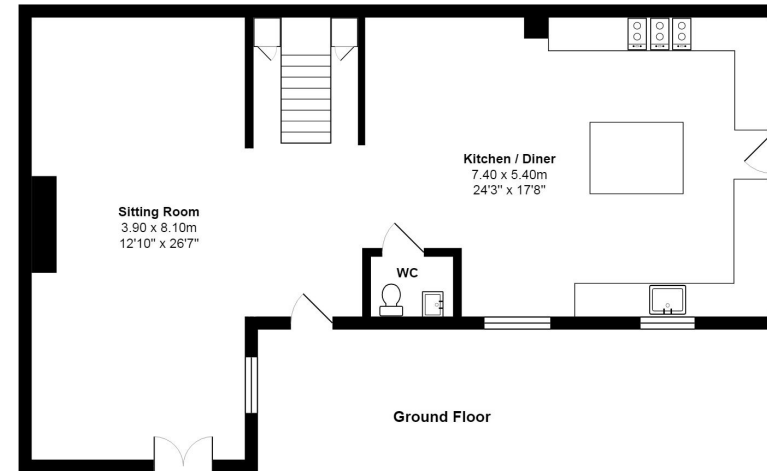
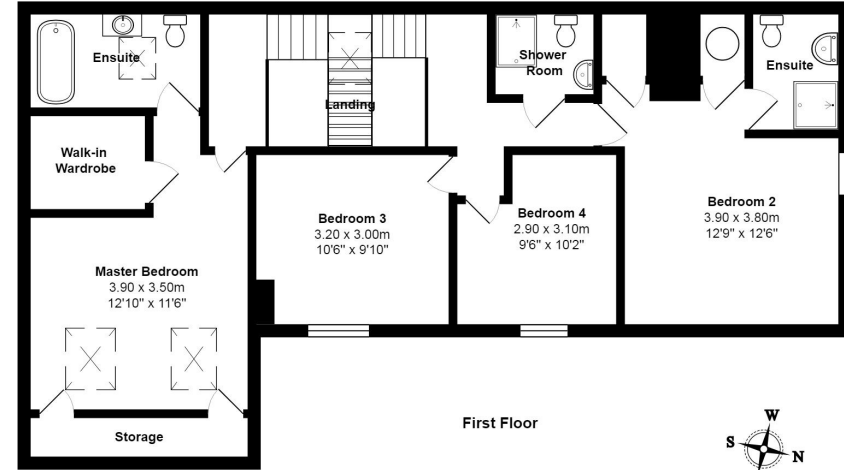
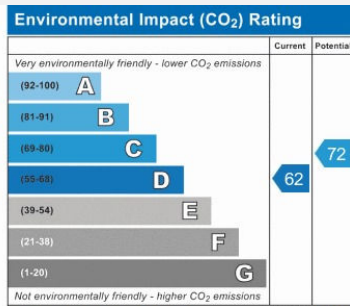
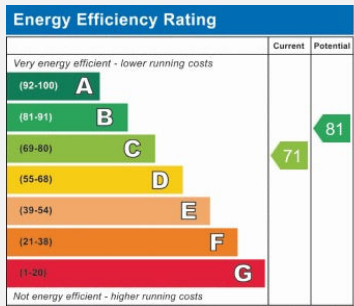
On the first floor you will find a delightful bright landing with a velux window. There are four double bedrooms, two of which feature superb en suite bath and shower rooms. The master bedroom is a good size and flooded with natural light with two electrically operated windows to the front, useful storage space in the eaves and access to the walk in dressing room. The en suite bathroom is again fitted to a high standard with a low level flush WC, feature bowl wash hand basin with vanity unit beneath, free standing claw foot bath, tiled flooring, part tiled walls and velux window. The second bedroom features a double glazed window to the side enjoying pleasant countryside views and has two useful cupboards, one of which houses the water tank. The en suite shower room comprises a low level flush WC, pedestal wash hand basin and separate shower. The two further bedrooms feature windows to the front overlooking the gardens. Completing the accommodation is the main wet room positioned on the landing with low level flush WC, pedestal wash hand basin and shower. There are tiled walls and flooring.

Externally, the property has undergone much work by the current owner creating a delightful garden. Large wooden electric gates lead to a sweeping driveway and ample off road parking. The garden is approximately a third of an acre of level lawn and features a pleasant selection of fruit trees and mature hedgerow. There are delightful views of the surrounding countryside and nearby churchyard.

The property is in the delightful, rural hamlet of Woodland about two miles from the A38 Expressway which links Plymouth to Exeter and the motorway network. The thriving, ancient Stannary town of Ashburton is about three miles distant with its antique shops, eateries and popular South Dartmoor School. The market town of Newton Abbot with its main line railway station and comprehensive facilities is about 15 minutes' drive.







Oldstone House, Woodland, Ashburton  
Total Area: 177.4 m<sup>2</sup> ... 1910 ft<sup>2</sup>

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