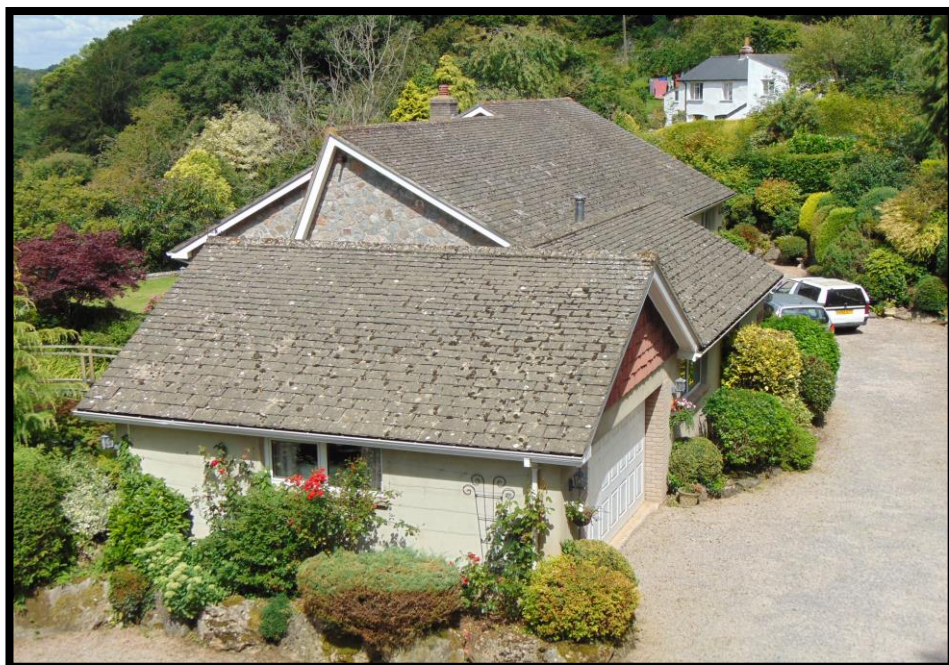


**A SPACIOUS AND WELL DESIGNED COUNTRY BUNGALOW, WITH LARGE ROOMS AND POTENTIAL FOR A SELF CONTAINED ANNEX. SET IN MATURE GARDENS EXTENDING TO APPROXIMATELY 0.65 ACRE.**



**Stancott**

**Chudleigh**

**Newton Abbot**

**Devon**

**TQ13 0DN**

**Offers in the Region Of  
£500,000**

**Ref: DRN00512**

\* DETACHED BUNGALOW \* PRIVATE GATED ENTRANCE \* SWEEPING DRIVEWAY WITH PLENTY OF PARKING \* ENTRANCE HALLWAY \* STUDY \* SPACIOUS SITTING ROOM WITH FEATURE FIREPLACE \* DINING ROOM \* KITCHEN \* REAR HALLWAY \* UTILITY & W.C. \* GAMES ROOM \* MASTER BEDROOM WITH ENSUITE BATHROOM \* 3 FURTHER GOOD SIZE DOUBLE BEDROOMS \* FAMILY BATHROOM \* INTEGRAL DOUBLE GARAGE \* SURROUNDING MATURE LEVEL GARDENS WITH LARGE FISH POND \* STONE OUTBUILDING IDEAL FOR STORAGE \* FULL UPVC DOUBLE GLAZING \* OIL FIRED CENTRAL HEATING \* FAR REACHING VIEWS OVER OPEN COUNTRYSIDE TO CHUDLEIGH & BEYOND \*



**Offices at:** Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

A spacious and well designed country bungalow, with large rooms and potential for a self contained annex. Set in mature gardens extending to approximately 0.65 acre. Situate in the south Devon countryside approximately 2 miles from the busy small town of Chudleigh and approximately 9 miles south of Exeter.  
**Subject to an agricultural occupancy restriction. For Sale as a Whole or in 3 Individual Lots. Further 11 acres of pasture land and an extensive range of farm buildings in an 8.75 acre site, available as separate lots.**

Lot 1 Stancott Bungalow – Guide Price: £500,000

Covered entrance porch with exposed stonework and paved steps, uPVC obscure double glazed entrance door and side windows opening into:

**Entrance Hallway:** *10' 4" x 7' 8" extending to 6' 3" x 8' 8" (3.15m x 2.34m extending to 1.90m x 2.64m)*

Coved ceiling, ceiling rose, two radiators, two alcoves with inset up-lighter, solid oak doors with decorative frames to various rooms:

**Study:** *8' 1" x 6' 9" (2.46m x 2.06m)*

uPVC double glazed window to the front aspect, coved ceiling, radiator, telephone point, fuse box.

**Coat Cupboard:**

Light, hanging rail.

Archway and stairs with hand rail rise up to:

**Hallway:**

Coved ceiling, radiator, hatch to the roof space.

**Bedroom One:** *18' 7" x 11' 11" (5.66m x 3.63m)*

A good size double bedroom, large uPVC double glazed picture window to the rear aspect with far reaching views over the open countryside to Chudleigh and beyond to Dartmoor, coved ceiling, radiator, telephone point, tv point, fitted wardrobes with triple mirror sliding doors, the centre door concealing an entrance into the ensuite bathroom. Fitted dressing table, with a mirror and an arrangement of cupboards, drawers and corner display shelves.

**Ensuite Bathroom:**

Coved ceiling, down-lighters, fully tiled walls, white suite comprising pedestal wash basin with chrome mixer tap, mirror with wall lights over, shaver point, low level W.C Panel bath with chrome mixer tap, corner shower cubicle with chrome centrally heated shower system, extractor.

**Bedroom Two:** *18' 7" x 13' 7" (5.66m x 4.14m)*

Double bedroom, large uPVC double glazed picture window to the rear aspect with far reaching views over the open countryside to Chudleigh and beyond to Dartmoor, coved ceiling, radiator, television point, fitted wardrobes and cupboards, fitted dressing table, with a mirror and an arrangement of drawers and corner

display shelves, pedestal wash basin with chrome mixer tap, tiled splash back, shelf, mirror and wall light, shaver point.

**Bedroom Three:** *12' 8" x 9' 11" (3.86m x 3.02m)*

Double bedroom, uPVC double glazed window to the side aspect, coved ceiling, radiator, fitted double wardrobe, fitted dressing table with an arrangement of cupboards and drawers, pedestal wash basin with chrome mixer tap, tiled splash back, shelf and mirror, shaver point.

**Bedroom Four:** *14' 6" x 9' 3" (4.42m x 2.82m)*

Double bedroom, uPVC double glazed window to the front aspect, coved ceiling, artex ceiling, radiator, white ceramic pedestal wash basin with chrome mixer tap, tiled splash backs, shelf and mirror, shaver point.

**Airing Cupboard:**

Fitted slatted shelving, immersion heater.

**Family Bathroom:**

uPVC obscure, double glazed window to the front aspect, coved ceiling, down-lighters, radiator, fully tiled walls. Suite comprising; pedestal wash basin with chrome mixer tap, mirror and light over, low level W.C. Corner bath with chrome mixer tap, shower cubicle with Aqualisa centrally heated shower system and sliding door, shaver point.

**Living Room:** *22' 6" x 16' 4" (6.85m x 4.97m)*

An impressive room with uPVC double glazed window and doors opening onto steps leading down to the lawn and having far reaching views over the open countryside to Chudleigh and beyond to Dartmoor. Coved ceiling, ceiling rose, two radiators, wall lights, tv point, large contemporary fire place with long granite hearth, open fireplace with Victorian style cast iron fire back plate, grate standing on fire dogs and impressive wooden mantle, alcoves to each side with granite bases, archway with teak finished step rising up to:

**Dining Room:** *15' 2" x 11' 11" (4.62m x 3.63m)*

uPVC double glazed window to the rear aspect having far reaching views over the open countryside to Chudleigh and beyond to Dartmoor, uPVC double glazed window to the side aspect overlooking the fishpond, coved ceiling, ceiling rose, artex ceiling, two radiators, wall lights, solid oak door with decorative frame opening into:

**Kitchen/Breakfast Room:** *19' 10" x 14' 2" (6.04m x 4.31m)*

uPVC double glazed windows to the front aspect, side aspect over looking the fish pond and rear aspect, coved ceiling, down-lighters, fully tiled walls, two radiators, range of cream and light wood finished wall and base cupboards and drawers with turned wooden knob handles, some display shelves and glazed display cabinets, light wood effect work surface over, matching central island with an arrangement of cupboards and drawers, inset brown composite single sink with drainer and mixer tap, "Jackson" induction hob with extractor over, inset "Hotpoint" microwave, inset "Neff" electric single oven, inset "Neff" dishwasher, inset refridgerator, tv point, telephone point.

**Rear Hallway:**

uPVC obscure double glazed back door, coved ceiling, vinyl floor covering, radiator, door to:



**Utility Room:** 12' 2" x 8' 8" (3.71m x 2.64m)

uPVC double glazed window to the side aspect, coved ceiling, artex ceiling, fully tiled walls, radiator, vinyl floor covering, range of white and light wood finished cupboards and drawers with oak effect roll edge work surface, inset brown composite single sink and drainer with chrome mixer tap, plumbing and space for washing machine and a tumble dryer, space for chest freezer, double louvered doors to coat cupboard and boiler cupboard housing Trianco floorstanding oil fired central heating boiler, immersion tank above, oak door to:

**W.C:**

Coved ceiling, fully tiled walls, vinyl floor covering, radiator, low level W.C.

Solid oak door from the rear hallway opens into:

**Games Room:** 19' 11" x 15' 11" (6.07m x 4.85m)

A spacious room providing space for a billiard table and light over. The room could also be used as an additional sitting room or bedroom. Two uPVC, obscure double glazed windows to the front aspect, uPVC obscure double glazed door to the patio surrounding the fish pond, radiator. door to:

**Garage::** 19' 7" x 19' 6" (5.96m x 5.94m)

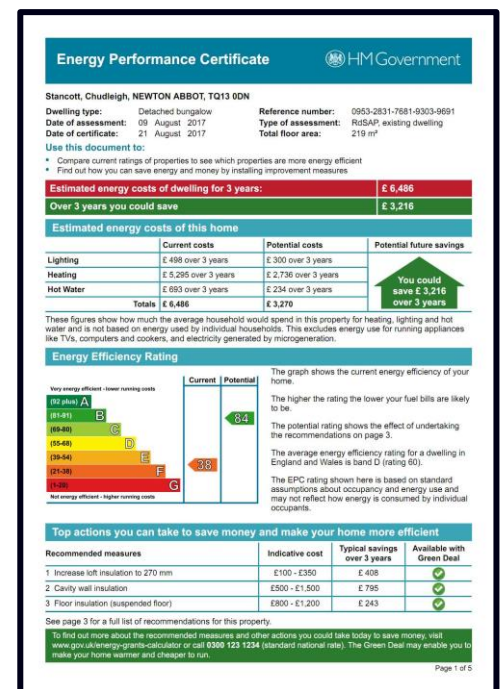
A large double garage with space for two cars or alternatively to be used as storage with remote fibre glass double door, uPVC double glazed windows to the side and rear aspects, concrete floor, hatch to the roof space, light, electric, fuse box.

**Outside:****Gardens:**

Gardens: The gardens surrounding the bungalow are a delight. The property is approached from the adjacent country lane, through electronically operated iron gates in a stone arch to a parking and turning area at the front and side of the dwelling. the gardens opposite the front of the bungalow comprise a bank of mature shrubs. On the eastern side of the garden there's a poultry enclosure with hen house. The garden on the western side of the bungalow feature a level terrace of lawn, retained by shaped stone walling. The lawn is edged by a wide variety of planting adding structure and colour. There are fine views over the countryside to Haytor rocks. Immediately at the rear of the dwelling with access from the games room there's a ornamental fish pond with a surrounding patio, a sunny, quiet sitting area.

**Workshop:**

A detached building used as a workshop/store with potential for a variety of uses, subject to planning consent. Stone construction with a corrugated steel roof. Outside tap and light, timber frame windows to the front and side aspects, work benches, fireplace openings at ground and first floor level (chimney stack removed), oil



tank to the front, gravel paths to the front and side. To the rear is a pump house and filtration system for the fish pond and some mature trees.

Lot 2 Agricultural Buildings and Yard – Offers in Excess of: £325,000

**Agricultural Buildings & Yards:**

To the south west of the bungalow with separate gated access is a former limestone quarry, within which is a large sheltered yard with modern agricultural buildings as listed below. The yard is stoned and provides a secure area for vehicles and livestock. The yard is surrounding by a belt of trees, a track leads through a wooded area to a small amenity paddock.

**General Livestock Building / Implement Store:** 48' 3" x 74' 10" (14.7m x 22.8m)

Steel column and beam with galvanised corrugated roofs and part sides, concrete block to lower sections, open fronted, general livestock building. NB: part of the building is not included, the area is currently open.

**Cattle Building One:** 119' 9" x 56' 9" (36.5m x 17.3m) including overhang

Timber portal frame, timber dung boards and ventilated weather boards, steel profile roof, partial concrete floor, concrete handling area.

**Viewing** Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

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Stancott, Chudleigh, Newton Abbot



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