

**WOODS**  
DISTINCTIVE HOMES





# Beech Acre House

33 Huxnor Road

Kingskerswell

Devon

TQ12 5DX

**A stunning and substantial five bedroom detached property, with large gardens, ample driveway parking and garaging, situated in this enviable position and benefitting from planning permission to extend**

- Spacious entrance hallway
  - Cloakroom
  - Living room
- Superb kitchen/dining room
  - Utility room
- Five double bedrooms (three en suite)
  - Family bathroom
- Double garage and ample off road parking
- Delightful surrounding gardens of approximately 0.5 acres with far reaching views
- Planning permission for further extension/annexe potential



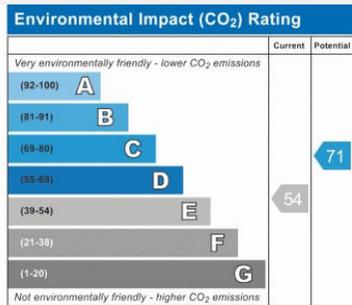
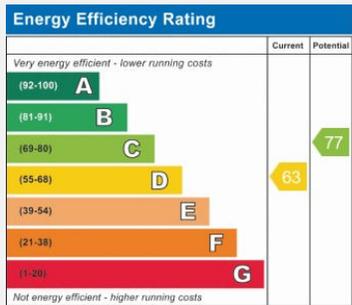
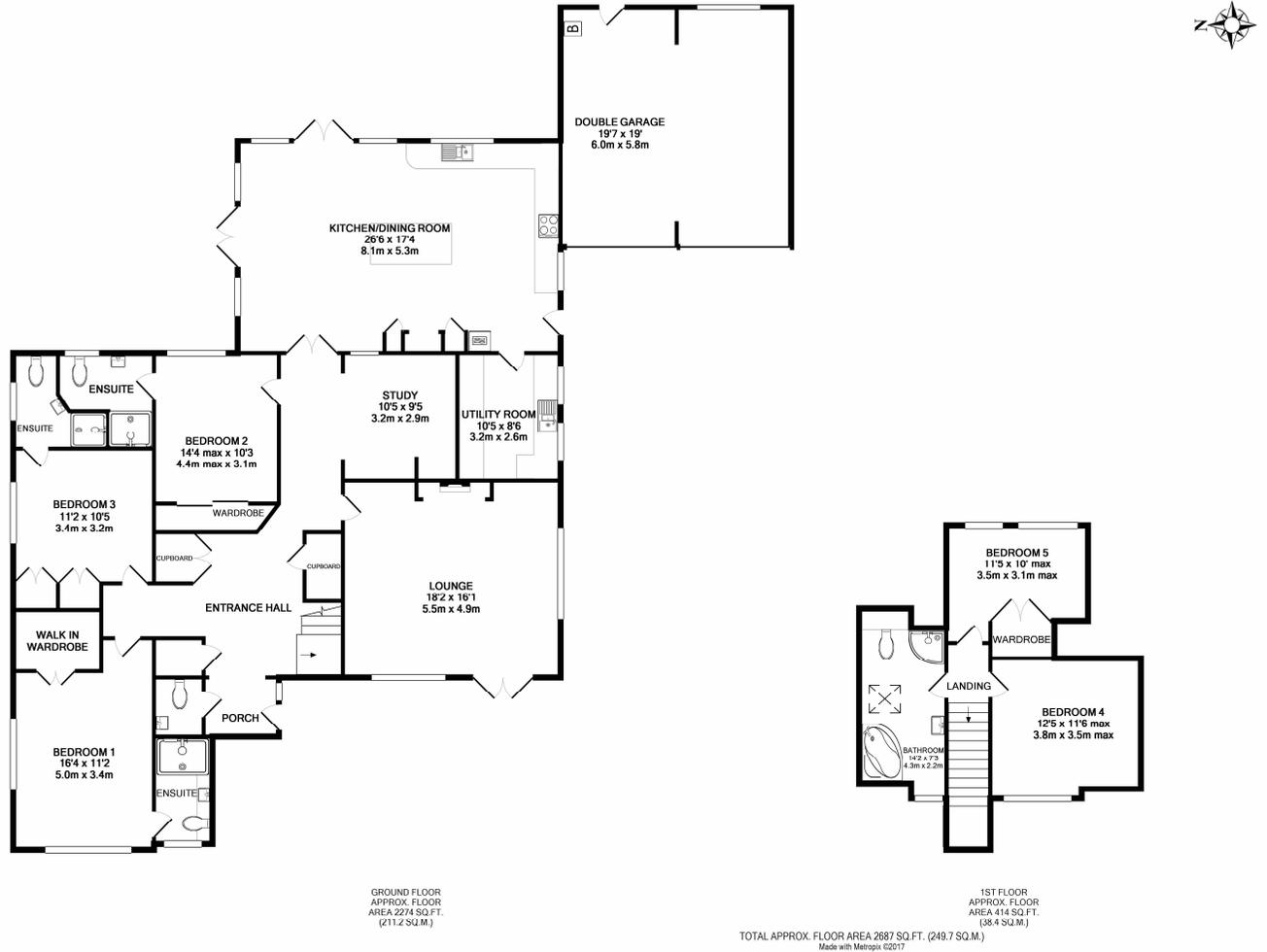
A stunning and substantial five bedroom detached property, with large gardens, ample driveway parking and garaging, situated in this enviable position and benefitting from planning permission to extend.

Beech Acre House has been extended and remodelled by the current vendors to create an individual and impressive, well thought out family home. The property is a credit to the current vendors, who have enjoyed the property for some 14 years. The accommodation begins with the imposing and spacious entrance hallway with wood effect flooring, useful storage cupboards and access to the downstairs wc. A delightful bespoke oak staircase with barley twist spindles leads to the first floor. The hallway continues providing access to the good sized living room. The living room is of a good size with two large double glazed windows to the front and side, together with double glazed French doors leading to the front terrace, there is also a feature open fireplace. An opening from the hallway leads to the snug/study room which is a useful addition to this family home. Double doors from the hallway lead to the superb kitchen/ dining room, which is without doubt the hub of this home offering a delightful family living space and a wonderful place to entertain. The kitchen has been fitted to a high specification with a range of matching wall and base level units with a mixture of quartz and granite work surfaces, mixer tap and integrated drainer. Built in appliances include, a double and single oven together with microwave oven all by Siemens and a Neff induction hob with extractor hood and light over. Also wine cooler, heated drawer, fridge, waste disposal unit, hot water tap and American fridge/freezer. The kitchen also boasts a large granite island with units beneath and space for seven barstools. The dining area overlooks the garden with two sets of double doors leading to the side and rear; another double glazed door leads to the decking at the side. The utility room leads from the kitchen and features a range of matching units with part granite work surfaces, mixer tap, bowl sink and integrated drainer, together with space for washing machine and tumble drier and fridge or freezer. To the ground floor you will also find three double bedrooms, all of which benefit from superb and contemporary fitted en-suite shower rooms (the en-suite to bedrooms two and three have underfloor heating) and built in wardrobes. Bedroom one is a dual aspect room, with far reaching views to the front and side. Whilst to the first floor you will find a further two double bedrooms, both with far reaching countryside views and one with built in wardrobes. A family bathroom with a fitted suite comprises; low level wc, oversized wash hand basin and corner bath with separate shower, and double glazed window to the front and velux to the side. The planning permission which has been granted is to extend the 1st floor to create another bedroom with master en-suite.

Externally Beech Acre House provides superb enclosed and deceptively spacious surrounding gardens of approximately 0.5 acres. Electrically operated gates lead to a sweeping driveway with ample off road parking giving access to the double garage. The front and side garden incorporate a well maintained lawn, enclosed by mature hedgerow. A pleasant front terrace leads to the front entrance, and provides a lovely area to sit out and unwind. Gated access to the side leads to the rear garden, which offers a range of areas to suit any family. A large patio, which can also be accessed from the kitchen, with raised decking creates an idea area for outside dining and entertaining. The main lawned area at the rear is very private and of a good size and offers far reaching views as far as the moors.

Beech Acre House offers flexible accommodation throughout and, with the addition of the existing planning permission, offers a potential purchaser the opportunity to create annexe accommodation.





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