



- ✓ Two receptions
- ✓ Kitchen/breakfast room
- ✓ Shower room and wc
- ✓ Four bedrooms Bath/shower room and wc
- ✓ Large one-bedroom annexe with Conservatory
- ✓ Garaging and storage/workshops
- ✓ Ample parking
- ✓ Double glazing and oil fired central heating
- ✓ Very attractive level lawned garden with superb farmland views over the Ugbrooke Estate

House and Annexe in peaceful rural location



A very spacious, detached house with large, single storey self contained annexe in a glorious rural location overlooking the Ugbrooke Estate.

Situation and Description Built approximately half a century ago as a bungalow, Park View Cottage has been much improved over the years. About seventeen years ago major works were carried out turning Park View Cottage into a large family home. The property has an attractive, good size and easily maintained garden with stunning views over pasture fields and woodland, which belong to the Ugbrooke Estate. So often, what appear to be delightful rural properties have some catch to their location, but Park View Cottage is in a truly wonderful setting. With very little nearby traffic, the property is less than five minutes drive from A380 which links Newton Abbot to Exeter and the motorway network and is less than ten minutes drive from Chudleigh. The market town of Newton Abbot, with its comprehensive facilities and mainline railway station, is less than fifteen minutes drive away. This Cottage has the benefit of peaceful, country living coupled with ease of access to facilities. Park View Cottage has oil fired central heating and mainly wood framed double glazing.

The main part of Park View Cottage is a substantial residence in its own right. It has a separate dining room and a comfortable living room with wood burner, and superb double aspect views over the surrounding countryside. Also, on the ground floor is a well-proportioned kitchen, again with views and a study which could double as a fourth bedroom. There is also a bath/shower room and wc on this floor. A staircase leads from the living room up to the first floor where there are three bedrooms. Two smaller bedrooms are of a good size with attractive sloping eaves. Adjacent to these



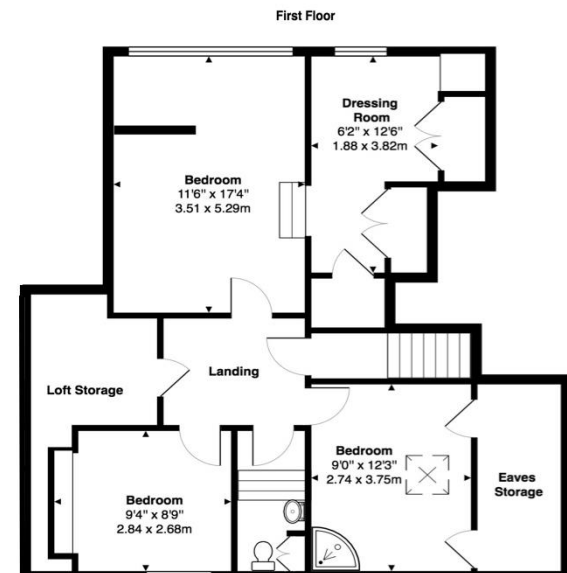
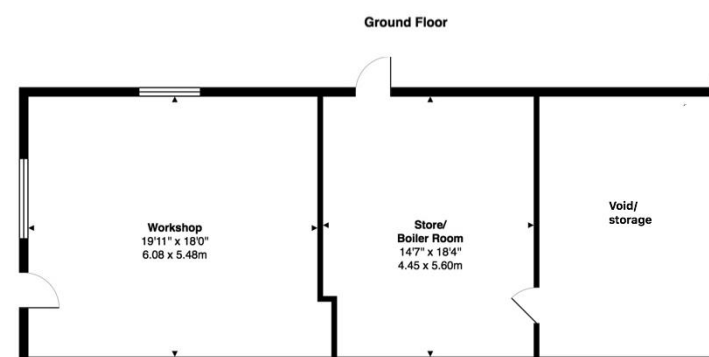
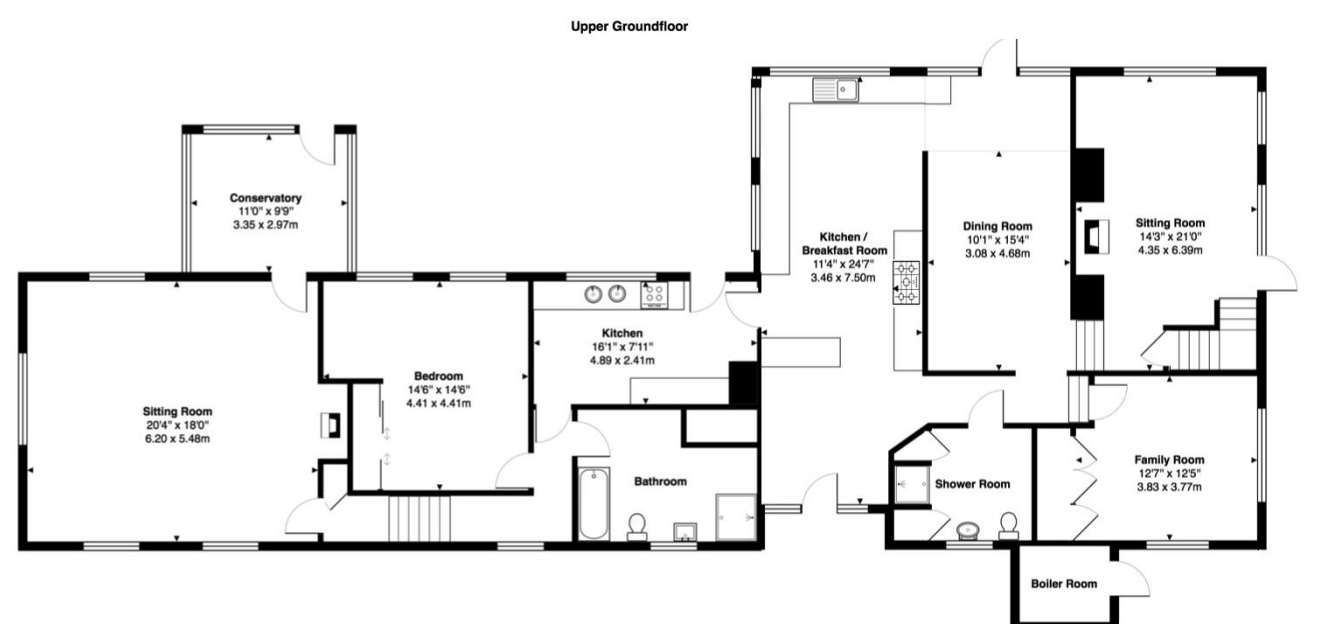
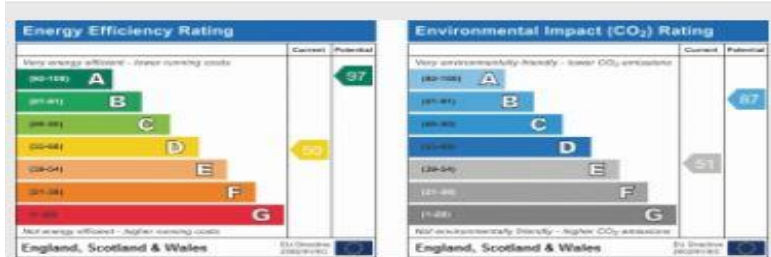
We strongly recommend early inspection of this lovely property

rooms is a cloakroom. The master bedroom is particularly attractive with superb views over the fields. A couple of steps lead up from the bedroom to a substantial en suite dressing room which is large enough to have its own en suite shower or bathroom, subject to building regulations.

The Annexe comprises a recently replaced conservatory, a large living room, a good kitchen and a double bedroom all with superb views and bath/shower room and wc. It has its own heating system.

Outside Park View Cottage is simply glorious. The views over the fields and woodland are delightful and little traffic uses the access lane to the property, which is public highway. Most of the garden is at the back of the property and is laid to fairly level lawn surrounded by a large number of colourful flowers and shrubs. The drive has space for four cars and a large workshop that could be a double garage as well as a further timber, stone and brick garage with pitched roof. It has mains electricity and water and private drainage.





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.

