



- 🏠 Spacious entrance hallway
- 🏠 Sitting room
- 🏠 Dining room with study area
- 🏠 Conservatory
- 🏠 Kitchen/breakfast room
- 🏠 Utility room
- 🏠 Three bedrooms (all ensuite & master with dressing room)
- 🏠 Shower room & WC
- 🏠 Double garage and extensive parking
- 🏠 Delightful gardens and pony paddock
- 🏠 Planning permission to extend

*Our View “Impressive and stylish country home with lovely gardens and stunning views”*



Country living at its finest! At approximately 2,500 sq feet of stunning living space Highlands is an individual and beautifully presented property surrounded by idyllic gardens and also benefits from planning permission to extend.

The accommodation begins with the entrance hallway which is a delightful space with vaulted ceiling, feature wooden beams and ceramic tiled floor. A few steps rise to the sitting room which is flooded with natural light, benefiting from four velux windows with additional windows positioned to take in the breathtaking countryside views. There is a feature woodburner fireplace with mantle surround and double doors leading onto the decked terrace area. The dining room, which is positioned next to the entrance hallway, incorporates a study area. Double doors lead to the inner hallway where you will find access to the rest of the property. The kitchen/dining room is a truly superb living space with a vaulted ceiling, velux windows and a useful central island unit with granite work surface. There is a range of matching units with solid beech wooden work surfaces, stainless steel mixer tap sink and drainer, range cooker and space for a fridge/freezer and dishwasher. A door leads to the utility room which features matching units to the kitchen, stainless steel mixer tap sink and drainer and space for a washing machine and tumble dryer. There is an oversized heated towel rail, boiler and opening to the rear porch with double doors leading to the rear garden.

There are three spacious double bedrooms, all of which benefit from superb en suite shower or bathrooms and built in wardrobes. The master suite has been re-designed by the current owners to create a stunning area with spacious dressing room providing access to a walk in wardrobe and the luxury en suite bathroom, which comprises a fully tiled suite with low level flush WC, dual hand basins and feature free standing bath. There is a walk in shower area and floor to ceiling obscure windows to the rear. The bedroom itself features a vaulted ceiling with six velux windows, four of which open electronically, and ceramic tiled flooring. Sliding doors open onto the terrace overlooking the garden. From the inner lobby, you will find access to the airing cupboard housing the water tank.

From the entrance hallway, you will find a staircase lowering down to a separate shower room and internal access to the double garage.

Externally, Highlands features stunning and private surrounding gardens. From the front you access the property via electric gates leading to a sweeping driveway providing off road parking for a number of vehicles. Steps rise to the main entrance passing an attractive assortment of flowerbeds. The side and rear gardens are truly delightful and a credit to the current owners. Much of the garden is laid to lawn enclosed and surrounded by a collection of mature trees including a monkey puzzle and fruit trees. The garden extends to a pony paddock measuring approximately a quarter of an acre and there is a garden store, wooden shed and greenhouse. Further sections of garden include decked and paved areas leading out from the conservatory, creating an ideal space for outside dining and entertaining.

North Wilborough is well situated and surrounded by glorious countryside. There is easy access to the Willows out of town shopping centre and Torbay itself. While in the other direction the market town of Newton Abbot is only about a three and a half mile drive away and features a range of amenities and excellent transport links including a mainline railway station and dual carriageway access to Exeter and the motorway network beyond.

\*\* The property also has planning permission approved for fourth en-suite bedroom and detached double garage

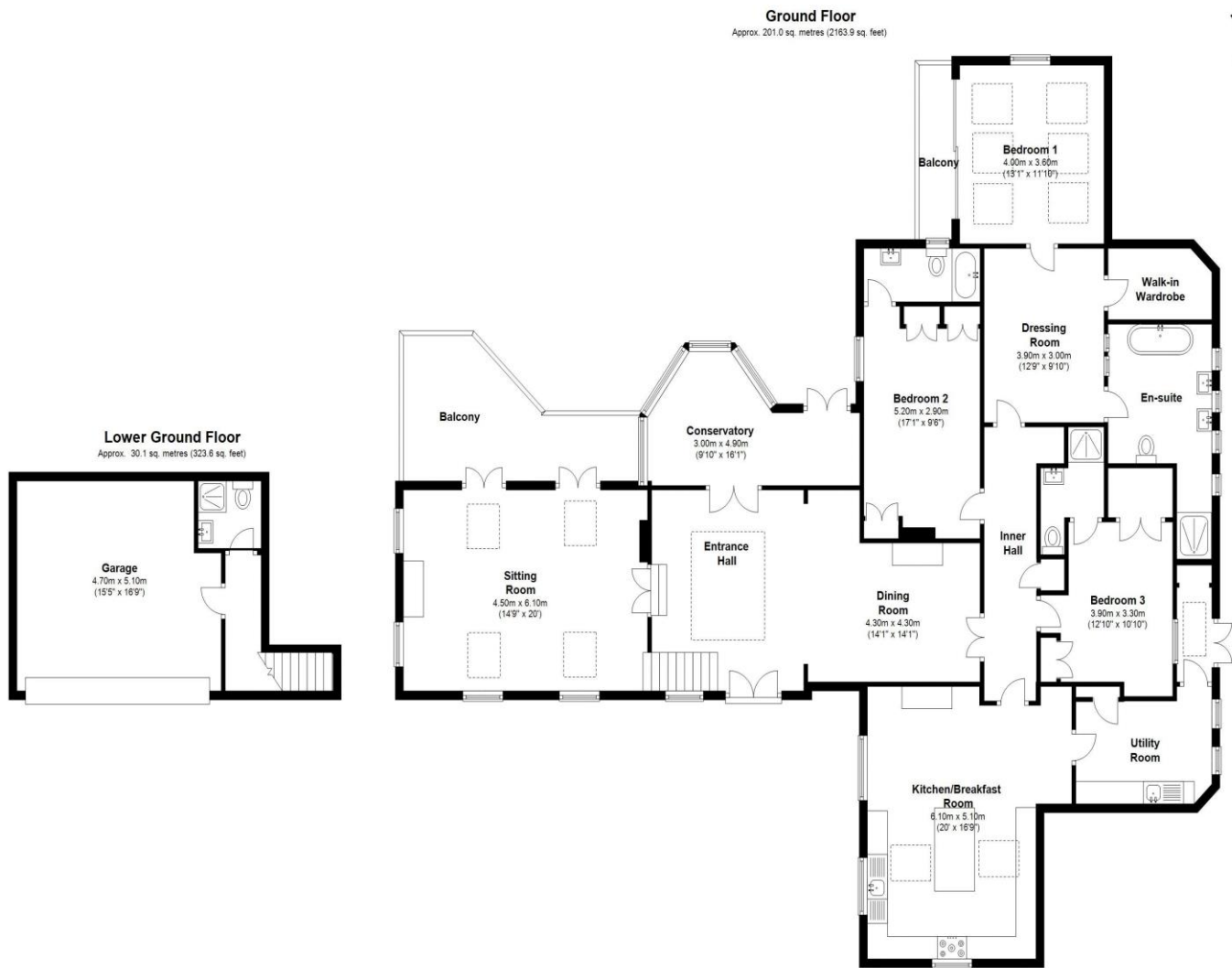




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <div>EU Directive 2002/91/EC</div>			England, Scotland & Wales <div>EU Directive 2002/91/EC</div>		



**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.



Total area: approx. 231.1 sq. metres (2487.5 sq. feet)  
The Highlands, North Whilborough



WOODS

ESTATE AGENTS  
AUCTIONEERS  
LETTING AGENTS  
DISTINCTIVE HOMES

The Highlands, Mole Lane, Whilborough, Kingskerswell , Devon, TQ12 5LS  
Ref: DSN4007  
01626 336633  
OIEO £635,000 Freehold  
woodshomes.co.uk