Bramblewood, Higher Rocombe
Newton Abbot

For the finer things in property.

Bramblewood
Higher Rocombe
Newton Abbot
TQ12 4QL

A delightful three-bedroom bungalow with generous gardens and an exciting opportunity for development

A380 3.0 miles, Shaldon 3.5 miles, Newton Abbot mainline station 3.6 miles (2 hours 34 minutes to London Paddington), Newton Abbot town centre 3.8 miles, Torquay town centre 3.8 miles, M5 (Jct 31) 15.5 miles, Exeter city centre 19 miles, Exeter Airport 22 miles

Reception hall | Family room | Kitchen | Utility
3 Bedrooms | Shower room | Outbuilding | 1.5 acres | Summer house | Garden | EPC rating D

The property
Bramblewood is a detached bungalow that provides well-presented accommodation with clean, neutral décor and fittings, while outside there is an extensive garden and two paddocks. The sizeable plot offers an excititng opportunity to create an excellent family home with expansion for further rooms and floors, subject to planning permission.

The bright and sunny family room at the front is dual aspect overlooking the garden and is a welcoming space. There is a double-sided woodburning stove that also serves the kitchen. The kitchen has space for a table and has stylish, contemporary units, as well as wooden worktops and integrated Neff appliances. Adjoining the kitchen, the utility provides additional storage and space for home appliances and could also be used as a boot room. The utility has a door opening onto the back terrace which allows useful access to the kitchen, ideal for outside entertaining.

There are three double bedrooms with the principal bedroom benefiting from built-in storage and views to the front garden, while the second and third bedrooms have views across the terrace and rear garden. There is family shower room.
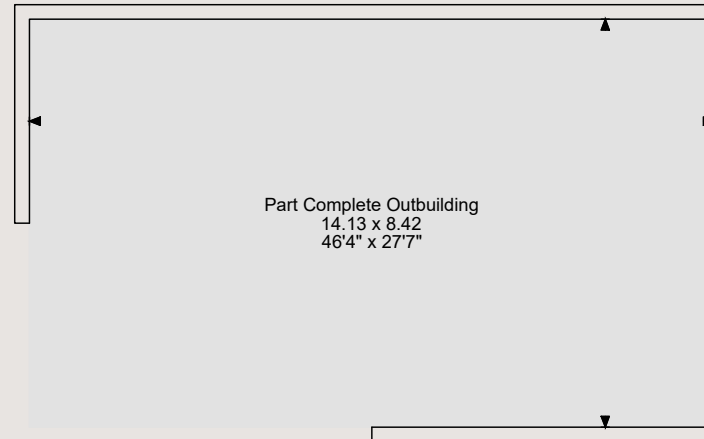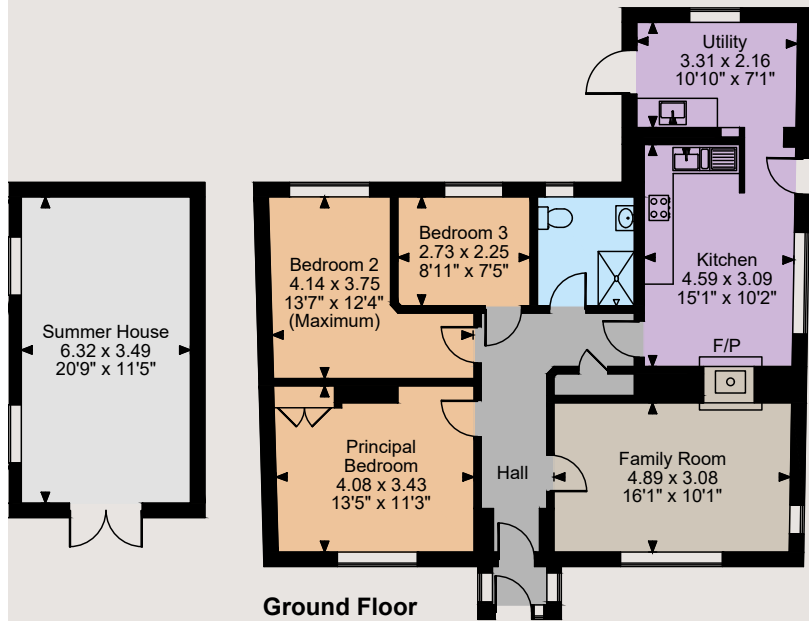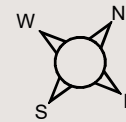
Outside
The bungalow has pretty south facing gardens and two useful paddocks, totaling just over 1.5 acres. There is a large terrace for al fresco dining, outdoor seating and space for a hot tub. The rear garden has a summer house and partially-built outbuilding, which measures 1,300 square feet and could be used as a garage, office or workshop once completed. The additional grounds surround the property, offering total privacy. There is parking for several vehicles.

Location
The property lies a mile and a half south of the village of Stokeinteignhead, in a sought-after position within easy reach of the beautiful Devon coastline and close to the small town of Shaldon and the larger towns of Newton Abbot and Torquay. Stokeinteignhead has a community shop and a primary school, while everyday amenities are easily accessible in the surrounding towns. Torquay and Newton Abbot offer a choice of high street shops, supermarkets and a range of restaurants, cafés and pubs. There are plenty of good schools in the wider area, including the independent Stover School in Newton Abbot and the independent Abbey School in Torquay.
The area is well connected by road, with the A38 providing excellent access to Exeter in the north and Plymouth to the south. Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington (approximately three hours).

Higher
Rocombe
Cottages

Tudor Cottage

Meadow
Cottage

Little Orchard

Bramblewood

Higher Barn

Track

Pond

Meadow Field

Directions

From Exeter, take the A38/Devon Expressway south and join the A380 heading towards Torquay. Continue to follow the A380 for 10 miles, then take the A381 exit towards Newton Abbot/Totnes/Kingskerswell. At the roundabout, take the first exit onto Shaldon Road and them immediately turn right onto St. Marychurch Road. Continue for 2.5 miles, then turn left onto Newton Hill. After 0.4 miles, turn right at the T-junction and you will find the property on the right. What3Words///parkway.sagging.clays brings you to the property's driveway.

General

Local Authority: Teignbridge District Council
Services: Mains electricity. Private water and drainage which we understand is compliant with current regulations
Council Tax: Band E
Tenure: Freehold
Guide Price: £750,000

Floor Plan

Utility
3.31 x 2.16
10'10" x 7'1"

Bedroom 3
2.73 x 2.25
8'11" x 7'5"

Bedroom 2
4.14 x 3.75
13'7" x 12'4"
(Maximum)

Kitchen
4.59 x 3.09
15'1" x 10'2"

F/P

Summer House
6.32 x 3.49
20'9" x 11'5"

Principal Bedroom
4.08 x 3.43
13'5" x 11'3"

Hall

Family Room
4.89 x 3.08
16'1" x 10'1"

Part Complete Outbuilding
14.13 x 8.42
46'4" x 27'7"

W N E S

Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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