





# Wayside Cottage, 27 Huxnor Road, Kingskerswell, TQ12 5DX

An exceptional home situated on an edge of village location with a high end interior.

- Wonderful Detached Home
- 0.25 Acre Plot
- Mature Secluded Gardens
- Versatile Living Space
- Village Location
- Potential for Annexe
- Gated Driveway and Double Garage
- High Quality Fittings
- Immaculate Throughout
- Outbuildings

Wayside cottage is a wonderful detached property with an up to the minute interior presented in show home order both inside and out. Approached onto its own driveway through wooden farm style gates. the property stands on a large plot totalling around 0.25 of an acre with ample parking and an oversized detached double garage. The rear garden is a particularly noteworthy feature, beautifully kept with sweeping lawn and raised detached terrace all enclosed and affording an excellent level of privacy.

With open views over the village and onto rolling fields from both the front and rear, the property is brimming with exquisite quality touches and has a warm, light and spacious feel. The ground floor is highly versatile with lots of living space and potential for an annexe. The stunning triple aspect dining room / eat-in family kitchen opens directly onto the large adjacent deck through bi-fold doors. The superbly fitted kitchen cabinets are complemented by polished granite worktops. There is a range cooker and a solid oak floor that flows throughout. The square lounge also has the solid oak floor and there is also a cosy sitting room. Finally on the ground floor is a double bedroom which overlooks the rear garden and this has an up-to-the-minute ensuite shower room / W.C.

The first floor offers 3 bedrooms, the double aspect master a real delight and the large main bathroom offers sumptuous yet practical fittings including a large glass enclosed shower cabinet and contemporary freestanding bath. In addition to the main accommodation the property also has some most useful outbuildings including a well fitted laundry / utility room with cupboards, sink and plumbing, an office with window, power and light and various sheds and greenhouses allowing for a touch of the good life.

Located on the outskirts of the ancient village of Kingskerswell the property enjoys a somewhat rural feel yet offers excellent communication links with easy access to the new extension to the A380 dual carriageway to Exeter approximately 20 miles away. The market town of Newton Abbot is 3 miles away and Torquay is just 2 miles away. The village itself has a range of local amenities including health centre, primary school, public houses / restaurants, church, post office and small supermarket.

## ACCOMMODATION

### Ground Floor

|                                |                                |
|--------------------------------|--------------------------------|
| Hallway                        |                                |
| Lounge                         | 15' 9" (4.8m) x 15' 9" (4.8m)  |
| Kitchen / Family / Dining Room | 27' 6" (8.38m) x 13' (3.96m)   |
| Sitting Room                   | 11' 3" (3.43m) x 10' 2" (3.1m) |
| Bedroom 4                      | 11' 0" (3.35m) x 8' 5" (2.57m) |
| Shower / WC                    |                                |

### First Floor

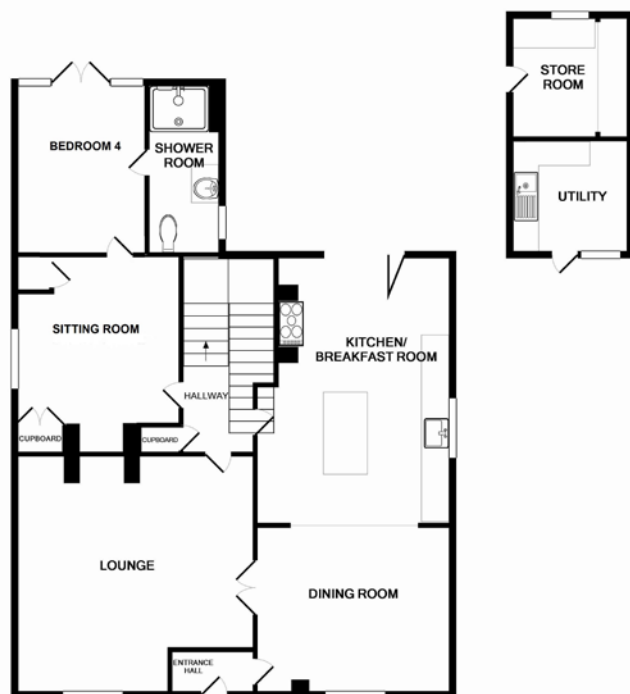
|                |                                |
|----------------|--------------------------------|
| Master Bedroom | 22' 3" (6.78m) x 12' 2" (3.7m) |
| Bedroom 2      | 11' 6" (3.5m) x 10' 10" (3.3m) |
| Bedroom 3      | 7' 8" (2.34m) x 7' 7" (2.3m)   |
| Bathroom       | 11' 6" (3.5m) x 10' 10" (3.3m) |

### External

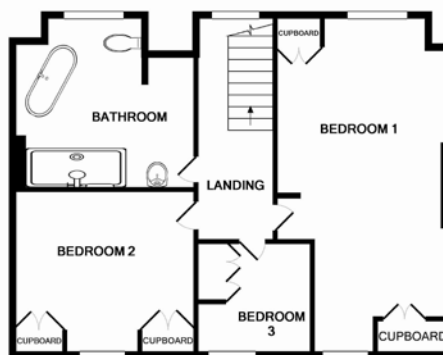
|               |                               |
|---------------|-------------------------------|
| Utility       | 8' 0" (2.45m) x 7' 8" (2.34m) |
| Office        | 8' 3" (2.52m) x 8' 0" (2.45m) |
| Double Garage | 19' 8" (6m) x 16' 11" (5.15m) |

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1445 SQ.FT.  
(134.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT.  
(57.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2061 SQ.FT. (191.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## AGENTS NOTES

### Tenure

Freehold

### Local Authority

Teignbridge District Council

### Council Tax

Band E

### Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

## DIRECTIONS

From the Penn Inn roundabout take the A380 towards Torquay. Take the first exit signposted for Kingskerswell. At the first roundabout take the third exit and at the second roundabout take the second exit onto Old Newton Road. When you reach the split junction take the right onto Foredown Lane. Follow the road over the hill and take the first left onto Greenhill Road, follow the road until you reach the junction, turn right onto Yon Street continue over the bridge where

