

SAMPLE MILLS & Co.

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Highweek Village
Highweek
Newton Abbot

Price **£225,000**

www.samplemills.co.uk

Highweek Village, Highweek, Newton Abbot

Price: £225,000

ABOUT THE PROPERTY:

A charming character Cottage which has been lovingly restored by the present Vendor, situated in the centre of Highweek Village. The Cottage oozes character in every room and is very well equipped inside and out. Upon entering the property, the Entrance Hall, which has a slate floor, opens onto a south facing Lounge with feature multi fuel wood burner with surround and hearth. The property has sash windows and a pleasant open outlook over the surrounding area. Going through to the Kitchen/Breakfast Room, the Kitchen area has been completely refitted and has an array of fitted country style base units with work tops and fitted Range Master and dishwasher. A sash window overlooks the rear courtyard and an understairs storage cupboard housing a bookcase etc. There is a door leading to a rear Utility Room, where a Downstairs Cloakroom can be found.

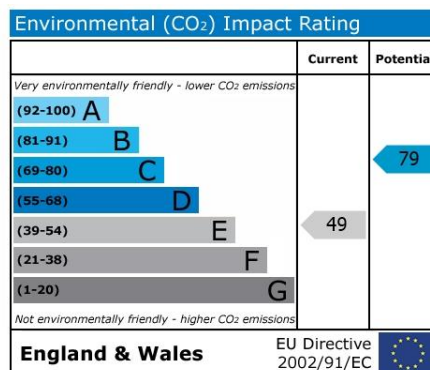
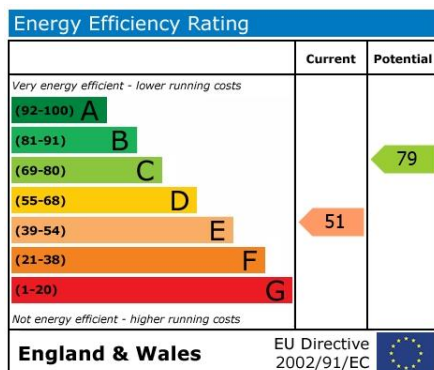
From the Kitchen, the staircase leads to a Half Landing where there is an electric Velux window providing natural light, a 3 piece bathroom suite with semi circular shower cubicle, circular wash hand basin and low level WC, also a door providing access onto the rear garden. Off the Landing there are 2 Bedrooms, the Master Bedroom boasting dual aspect windows with excellent views over the surrounding area. The Master Bedroom was originally 2 rooms and could quite easily be converted back if required. The Second Bedroom faces the rear, again with sash window and stripped wooden floor boards. The property also has a Loft Room accessed via a pull-down folding staircase, which is fully boarded, however, it could be quite easily converted into a further Bedroom or Home Office subject to Building Regulations and Planning Consent.

To the rear of the property is a courtyard garden which is accessed off the Kitchen with stone steps leading up to a walled lawned area offering an array of borders incorporating a range of plants and shrubbery. A useful studio is situated to the rear of the property which has an underhouse wine cellar.

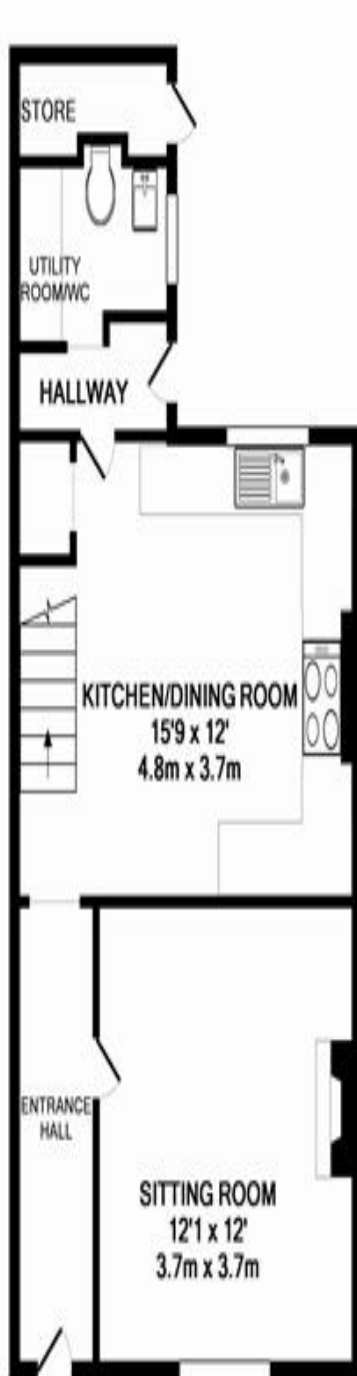
All in all, this character Cottage is ideally situated in a prime location, and is one which must be viewed internally to appreciate the high specification, charm and character on offer.

Directions: From our Newton Abbot office, proceed onto Highweek Street, continue up to the mini roundabout, turning left onto Ashburton Road. Turn right into Coombeshead Road. Proceed to the top of the hill, turn left and proceed along the road for some distance leading into Highweek Village.

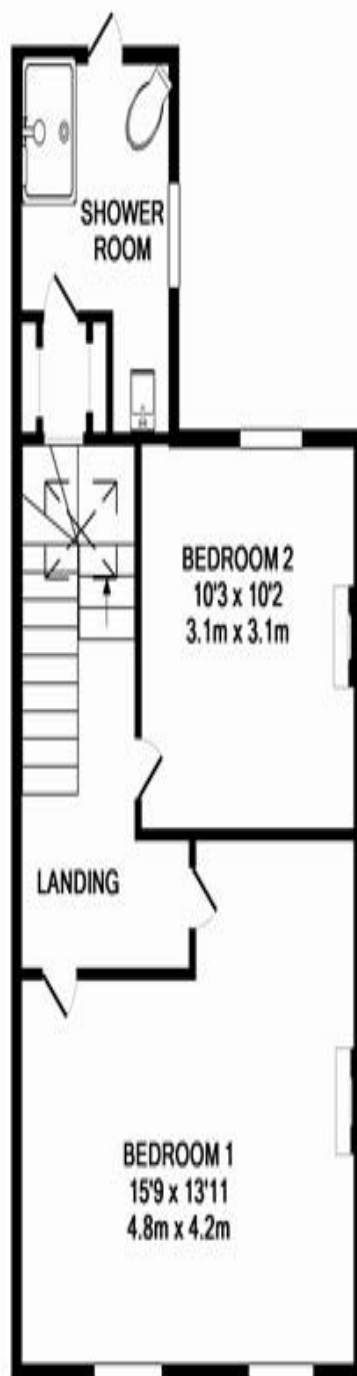
Disclaimer: These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

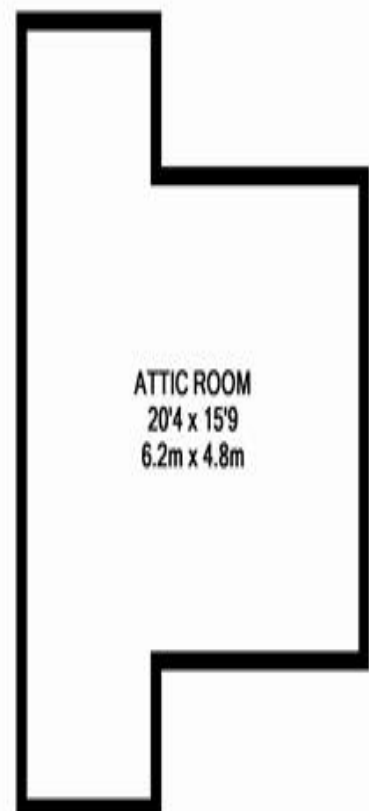


1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1144 SQ.FT. (106.3 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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2ND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.8 SQ.M.)

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