



Knowles Hill, Newton Abbot

A substantial former care home with potential for other use or re-development subject to planning.

- Detached Property
- 23 Bedrooms - 8 En Suite
- Plenty Of Living Space
- Commercial Kitchen
- Highly Regarded Location
- Open Views
- Car Park and Gardens
- No Upward Chain

Guide Price:
£795,000
Freehold

Garston Manor, 10 Knowles Hill Road, Newton Abbot, TQ12 2PW - Draft

A substantial detached former care home offering extensive accommodation and offered for sale vacant and with no upward chain.

Well-maintained over the years the property enjoys some lovely open views from the front aspect over much of the surrounding area. Occupying a site with a smart tarmacadam car park and driveway with space for around 12-15 cars, the property also offers easy to maintain gardens with a level lawn area and various patios and terraces.

Situated in a highly regarded area of Newton Abbot, itself a vibrant market town currently undergoing considerable growth in population and housing stock. The town centre is within 350 metres and has an attractive range of independent long established traders and national chains. Slightly further is the mainline railway station with express links to the capital taking less than three hours. The town also offers dual carriageway access to Torbay (approx 5 miles) with its Mediterranean style coastline. The cathedral city of Exeter with the M5 beyond is approximately 17 miles away.

The Accommodation

The accommodation is versatile and well-presented with three separate reception rooms, a main entrance reception area with the original staircase and modern lift, office space and commercial kitchen. The twenty-three bedrooms are spread over two floors, eight having en suite facilities. There are also four further bath / shower rooms and four separate W.C's.

Although currently registered as a care home for the elderly the property offers potential for other uses, subject to the relevant planning approvals and other necessary permissions being obtained, such as professional offices, a surgery, nursery or conversion to residential apartments.

Gardens

Level lawn garden. Various terraces and patios.

Parking

Car park and driveway for approximately 12-15 vehicles.

Ground Floor

- Entrance / Reception Area
- Treatment Room
- Main Lounge
- 2 Dining Rooms
- Commercial Kitchen
- Inner Hallway with Stairs & Lift
- Main Office
- Laundry Room
- 7 Bedrooms – 3 En Suite
- 2 Bath / Shower Rooms
- 2 Separate W.C's
- Various Store Areas
- Rear Lobby with 2nd Staircase

First Floor

- 16 Bedrooms – 5 En Suite
- 2 Bathrooms
- Separate W.C's

ENERGY PERFORMANCE RATING



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

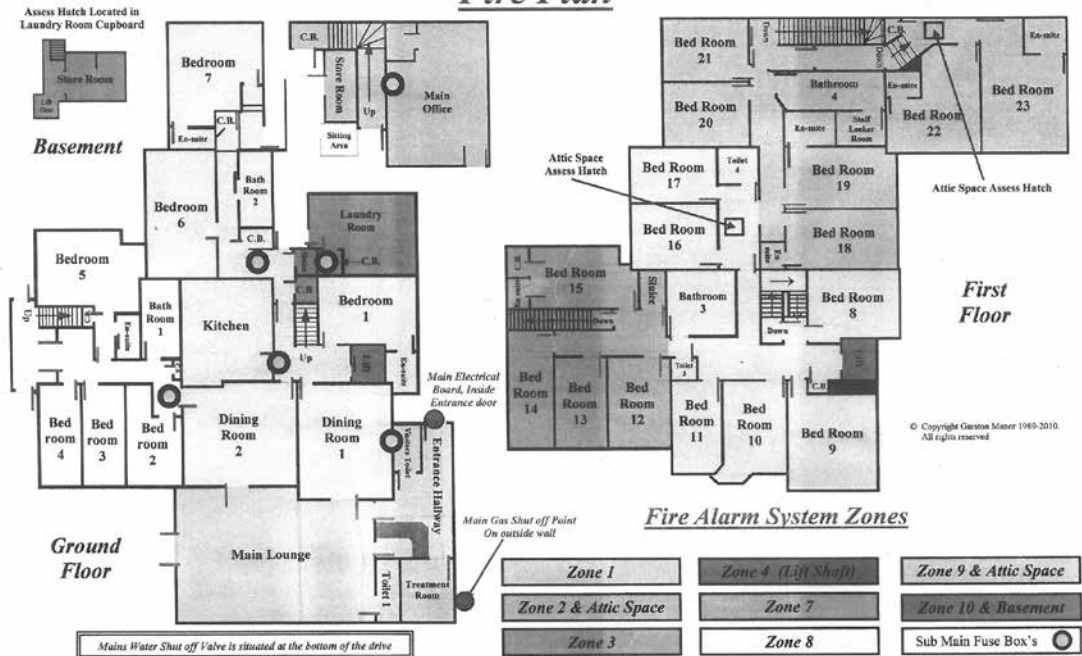


FLOOR PLANS

For Illustrative Purposes Only

GARSTON MANOR NURSING HOME, A CARE HOME FOR THE ELDERLY MENTALLY DISABLED

Fire Plan





Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Band G

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

Directions

From the Coast & Country office follow the Queen Street one way system. Turn right take the first right into Albany Street. Continue straight ahead into Cricketfield Road. At the traffic lights turn left onto Halcyon Road. Continue straight ahead at the first set of traffic lights and turn right at the second set onto Highweek Street. Turn right by Newton Abbot College and then immediately left onto Knowles Hill Road. Follow the road around to the right and the property will be on the left hand side.