

**For Sale : £240,000**

**Highweek Village Newton Abbot**



A delightful unique 16th Century Cottage situated in the heart of Highweek Village oozing much charm and character throughout, formerly being the old Post Office for the residents of Highweek. The accommodation comprises Entrance Hall, Lounge with exposed beams and French doors leading onto the rear garden, Study, separate Dining Room, Kitchen, 3 Bedrooms, one with En Suite Shower Room and a separate Family Bathroom. The rear garden is most delightful being mature with an abundance of trees and shrubbery, with level lawns and seating areas enclosed by mature stone walling. Viewing is highly recommended to appreciate the internal and external character of the property.

## Highweek Village Newton Abbot

Stained glass wooden door leading into:-

### ENTRANCE VESTIBULE:-

Tiled flooring. Stained glass display window.

### ENTRANCE HALL:-

Staircase rising to the First Floor.

### LOUNGE:- 15'2" by 14'0" (4m 62cm x 4m 27cm)

Cross beaded timber framed window to front aspect. Exposed stone wall with recessed shelving. Feature woodburner (not currently working). Exposed beams to ceiling. Further recess with shelving. Exposed brick walling. Further alcove recess display areas. Radiator. TV point. French doors leading onto the rear garden.

### STUDY:- 7'9" by 6'1" (2m 36cm x 1m 85cm)

Recessed window. Exposed beams. Fitted shelving.

### DINING ROOM:- 17'2" by 7'8" (5m 23cm x 2m 34cm)

Cross beaded timber framed window with recessed cill to front aspect. Exposed beams. Dado rail. Feature fireplace with stone surround, mantel over and houses floor mounted gas boiler. Radiator. Telephone point. Arch through to:-

### KITCHEN:- 10'8" by 9'4" (3m 25cm x 2m 84cm)

Cross beaded timber framed window to rear aspect. Fitted with a range of base units and drawers with rolled edge worktop surface areas. 4 ring stainless steel hob. Built in double oven with storage cupboards above and below. Matching range of wall mounted cupboards. One and a half bowl sink unit. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Recessed shelving. Stable door leading onto the rear garden.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:-

Cross beaded timber framed window. Recessed shelving. Airing cupboard with hot water tank and fitted shelving.

### BEDROOM 3:- 16'6" by 8'0" (5m 3cm x 2m 44cm)

Cross beaded timber framed window to front aspect. Built in double wardrobe with hanging rail and fitted shelving. Large window to rear aspect and overlooking the rear garden. Radiator.

### BEDROOM 2:- 12'3" by 10'9" (3m 73cm x 3m 28cm)

Cross beaded timber framed window to front aspect. Radiator. TV point. Built in cupboard with fitted shelving.

### BATHROOM:-

Cross beaded timber framed window. Panelled corner bath. Wash hand basin. Low level WC. Tiled walls. Shaver point. Access to loft space.

### BEDROOM 1:- 11'2" by 9'7" (3m 40cm x 2m 92cm) Irregular shape maximum measurement

Window to front aspect. Exposed beams. Built in double wardrobe with hanging rails and fitted shelving. Radiator. Door to:-

### EN SUITE SHOWER ROOM:-

Low level WC. Wash hand basin. Tiled shower cubicle.

### OUTSIDE:-

The rear gardens are attractively landscaped with an abundance of mature trees, plants and shrubbery throughout. The garden comprises a paved area with exposed storage area and security lighting. Steps lead up to a delightful enclosed garden being laid to lawn with several seating areas from where you can enjoy the garden. The garden is enclosed by stone walling with rockery display beds incorporating a range of mature shrubs and plants.

### 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 cooperation.

