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Willow Dene





A380 (Kingskerswell): 1.5 miles,  
Maidencombe Beach: 5.5 miles, Totnes:  
7.5 miles.

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A charming cottage, in need of  
refurbishment, in the heart of a  
popular South Devon village.

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- Grade II listed cottage
- Close to village amenities
- In need of refurbishment
- No onward chain
- Ideal first home or investment
- Enclosed rear garden
- Freehold
- Council tax band: D

Guide Price £350,000



### SITUATION

Abbotskerswell benefits from a strong community atmosphere, having a highly regarded preschool and primary school with a Good OFSTED rating. There is a general store and Post Office catering for most day-to-day needs and a popular coffee & crafts shop. The thatched village pub adjoins the beautiful village church. Abbotskerswell benefits from a park and tennis courts. There is also a village cricket ground with both junior and senior teams. Other activities in the village include the twinning association, yoga and netball.

The village is accessed off the A381/Totnes Road, providing easy access to the medieval town of Totnes and the bustling market town of Newton Abbot - with its comprehensive shopping and schooling facilities. Newton Abbot boasts a main line railway station and there are plenty of golf courses within the area. The A380 is a short drive providing speedy access to Exeter City centre. Torbay and Teignmouth are nearby, offering easy access to the coast and water activities.

### DESCRIPTION

Willow Dene is a charming Grade II listed home, offering over 1,000sqft of accommodation with three bedrooms. Having most recently served as an investment property, it now presents a wonderful opportunity for a purchaser to refurbish the house to their own taste and enjoy an idyllic village setting, further complemented by a delightful cottage-style garden.

### ACCOMMODATION

The ground floor features a welcoming entrance that leads into a central dining room, which acts as the heart of the home. Adjoining this is a bright, dual-aspect sitting room that provides a comfortable space for relaxation. The kitchen is tucked neatly to the rear, overlooking the property's surroundings. Uniquely, the ground floor also includes a dedicated office space located off the hallway, making it an excellent choice for those who work from home.

On the first floor, the landing leads to three well-proportioned bedrooms. Two of the bedrooms are positioned to the front of the property, while

the third is centrally located. A family bathroom, complete with a bath and integrated shower facilities, serves the upper level. The property's orientation and window placement ensure that natural light is maximized throughout both floors.

### OUTSIDE

To the rear of the property is a pretty cottage style garden; currently laid predominantly to lawn this walled garden offers opportunity for bordering bedding plants and shrubs. There is also access to an outside 'gardeners loo' which could pose opportunity for outside storage.

### SERVICES

Mains water, electricity and drainage. Electric storage heaters provide heating plus an emersion tank for hot water. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is available to the property

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

### VIEWINGS

Strictly by appointment through the agents.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes, after 2/3 of a mile take the second left signposted to Abbotskerswell onto Odle Hill. Follow the road into the village for half a mile passing the primary school and village shop and, at the mini roundabout, continue straight over. Continue for 100 yards where the property can be found on the left hand side.

What3Words: [///cooks.boat.blitz](#)

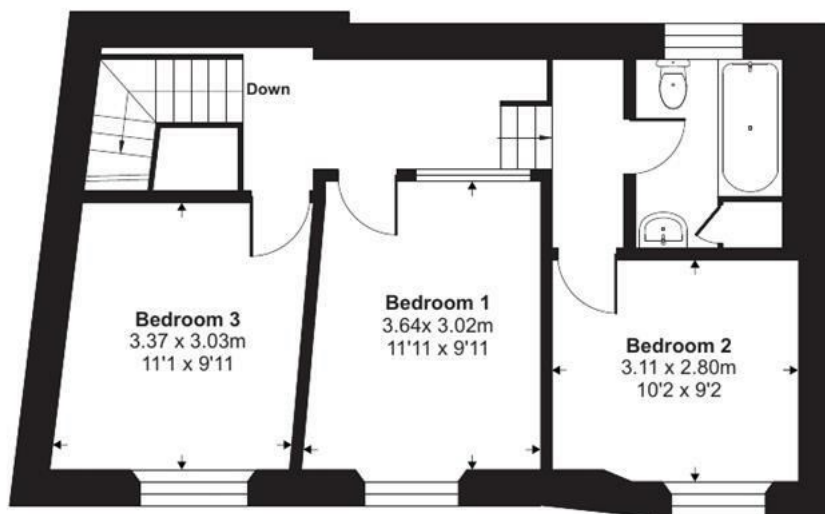




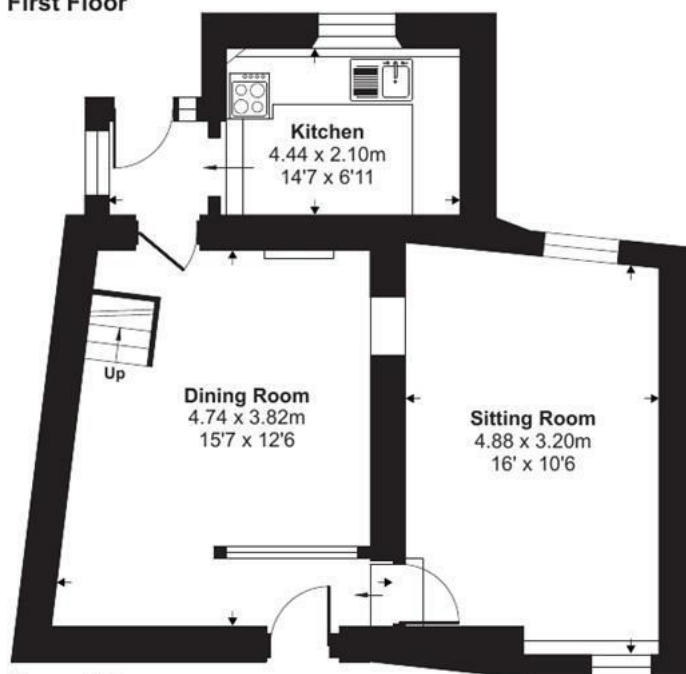


Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Stags. REF: 1405519

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Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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