



Rectory House



# Rectory House

Wolborough Close, Newton Abbot, TQ12 1HR

Torquay 7 miles, Totnes 8 miles, Exeter 17 miles

A beautifully presented semi-detached Victorian residence set in an elevated position. Offered to the market with no onward chain.

- 4 Bedrooms (1 ensuite)
- Garage
- Character Features
- Spacious Sitting Room
- Freehold
- Driveway Parking
- Garden
- Open Kitchen/Dining Room
- Sought-After Residential Area
- Council Tax Band E

Guide Price £625,000

## SITUATION

The property is situated in the highly sought-after residential and conservation area of Wolborough Hill in the market town of Newton Abbot which provides a wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

## DESCRIPTION

Rectory House forms part of The Olde Rectory which was designed and built to serve the existing church in the early 1880s. The site was picked for its commanding views and to this day the top of the building is thought to be the highest point of the town. The Olde Rectory was renovated in 2013 and split into three high quality homes carefully blending period charm with modern convenience. There are high ceilings, deep skirting boards and generous sized rooms throughout the property including open kitchen/dining room which is perfect for modern family living and spacious sitting room with bay window and fireplace. On the first floor there are four bedrooms (one ensuite) with the master benefitting from wonderful far reaching views and a luxurious family bathroom. Outside there is driveway parking, garage and large enclosed garden.



## ACCOMMODATION

The front door opens to a spacious entrance hallway with oak flooring which extends through to the kitchen/dining room and space beneath the staircase for a desk or quiet spot to enjoy a book. Accessed from the entrance hallway is the cloakroom with WC, wash hand basin and has space and plumbing for a washing machine as well as work surface and storage cupboard. The open kitchen/dining room is a wonderful space and perfect for entertaining. The kitchen has a range of floor and wall mounted units above and below granite worktops and tiled surrounds and features a Rangemaster stove, integrated dishwasher, fridge and space for a dishwasher. The kitchen is loosely divided from the dining area by a granite topped island with inset stainless-steel sink. A set of French doors open to the side of the property which leads to the garden. The sitting room features all of the period features one would come to expect of a property of this era. There is a wonderful, large bay window overlooking the garden which floods the room with natural light, a feature fireplace and exposed wooden flooring.

Stairs rise to the first-floor landing with skylight above and the four bedrooms. The master bedroom features a built-in wardrobe and has a far-reaching view towards Dartmoor. The master bedroom has use of a Travertine tiled ensuite shower room with WC, wash hand basin and under floor heating. Bedrooms two and three will easily accommodate at least a double bed whilst bedroom four is still of a good size. The bedrooms are served by a luxurious family bathroom with elegant Roca fittings including a free-standing bath, separate shower, WC, wash hand basin and under floor heating beneath Travertine tiles. Accessed via the (insert here) is a large loft space with own window which offers potential for conversion (subject to necessary permissions).

## OUTSIDE

The property is approached via a smartly paved driveway leading to parking for up to three vehicles and a garage with power and light. A side passage way leads to the paved rear terrace which is perfect for alfresco dining and a covered pergola above a decked terrace with retractable screen offering a lovely vantage point to admire the garden. The enclosed rear garden is of a good size and is mostly laid to lawn and interspersed by a variety of trees. Externally there is outside lighting, power and a cold water tap.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

## LOCAL AUTHORITY

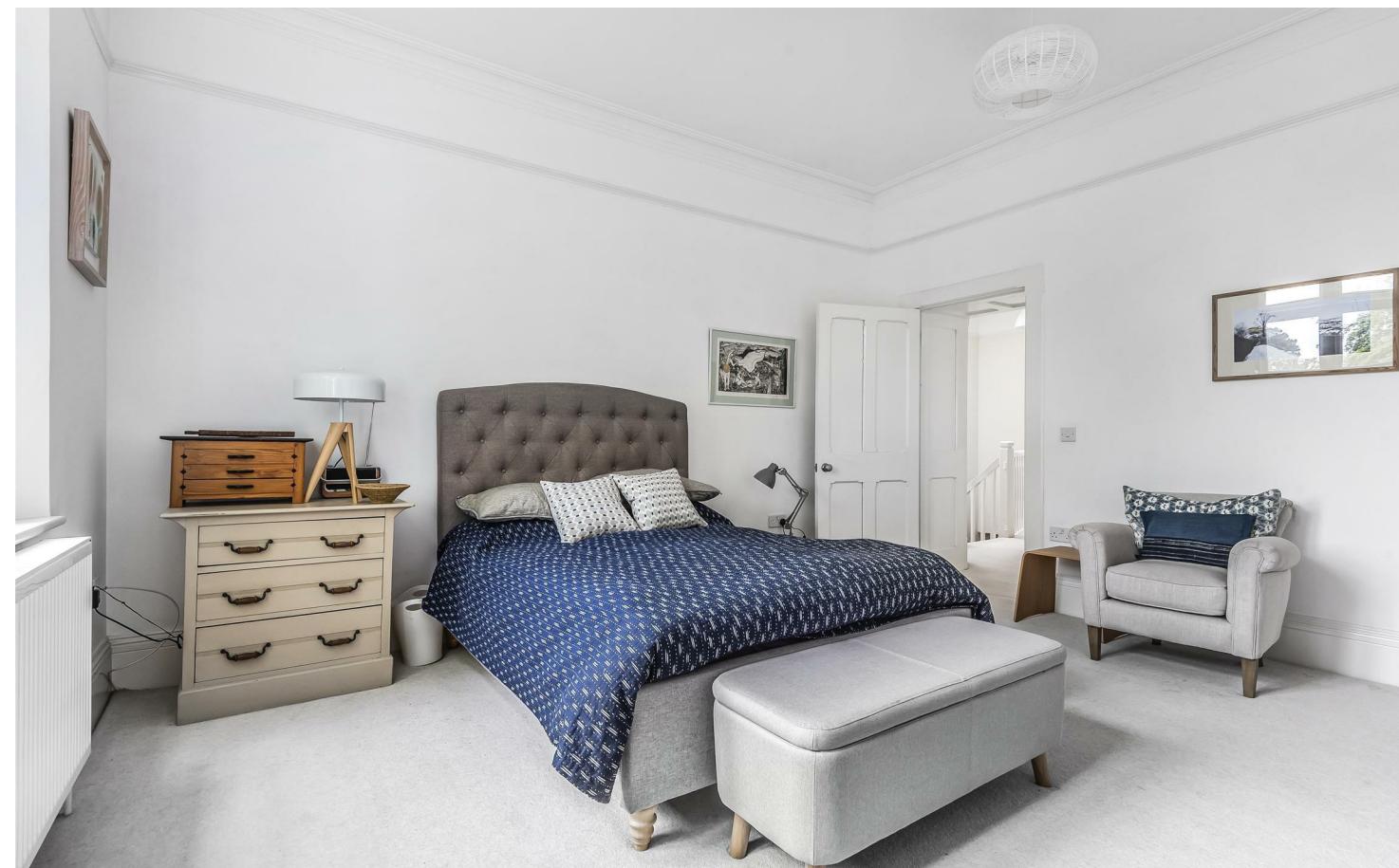
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk

## VIEWING

Strictly by prior appointment with Stags on 01803 865454.

## DIRECTIONS

From the Penn Inn roundabout, proceed towards Newton Abbot town centre on Torquay Road A381. Cross over the railway bridge and then turn left into Church Road. Proceed along Church Road for a short distance bearing right into Courtenay Road. Turn right again into Courtenay Road and up the hill continuing for some distance. Turn right again to stay on Courtenay Road and then left onto Wolborough Close where you will find the entrance to the driveway a short distance on the right.



These particulars are a guide only and should not be relied upon for any purpose.



| Energy Efficiency Rating                    |  |
|---|--|
| Very energy efficient - lower running costs |  |
| (92 plus) A                                 |  |
| (81-91) B                                   |  |
| (69-80) C                                   |  |
| (55-68) D                                   |  |
| (39-54) E                                   |  |
| (21-38) F                                   |  |
| (1-20) G                                    |  |
| Not energy efficient - higher running costs |  |
| EU Directive 2002/91/EC                     |  |

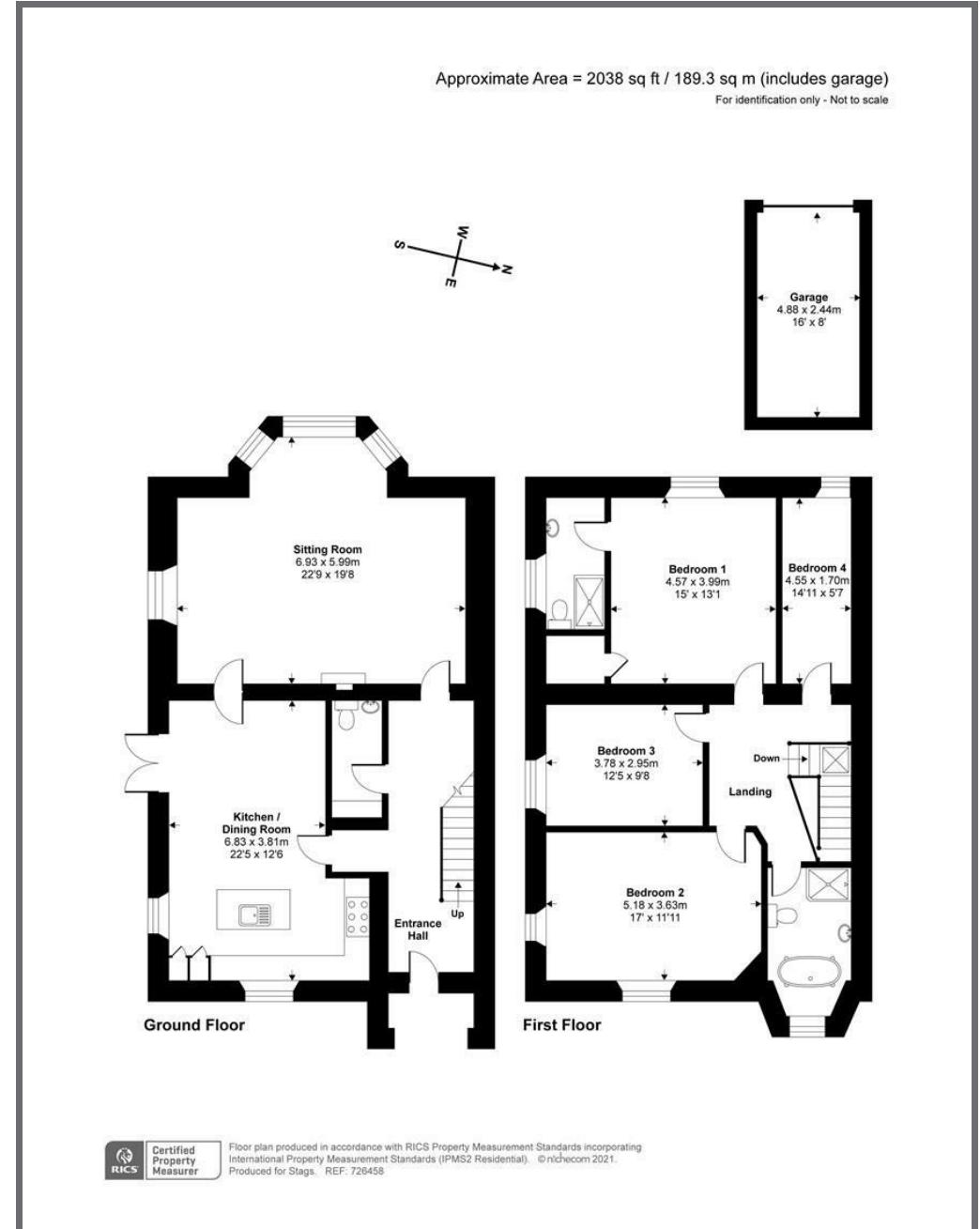
The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

Approximate Area = 2038 sq ft / 189.3 sq m (includes garage)

For identification only - Not to scale



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