



The Gordons





# The Gordons

3 Highweek Village, Newton Abbot, TQ12 1QB

Totnes 9 miles, Exeter 16 miles, Plymouth 30 miles

An attractive and characterful detached period residence with far reaching views.

- Spacious Accommodation
- Period Features
- Wonderful Far-Reaching Views
- South Facing Garden
- 4 Doubles Bedrooms (1 ensuite)
- 3 Reception Rooms
- Ample Off-Road Parking
- Double Garage

Guide Price £750,000

## SITUATION

Highweek Village is a sought-after residential area on the outskirts of Newton Abbot. Highweek has a local public house, village hall and church whilst nearby there are primary and secondary educational facilities. The market town of Newton Abbot offers 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

The Gordons is a wonderful detached residence retaining many period features whilst more recently it has been sympathetically modernised to create a wonderful family home. The property offers three reception rooms, kitchen, utility and four double bedrooms (one ensuite). Outside there is ample parking for several vehicles as well as a double garage, workshop and summerhouse. The property overlooks a delightful south facing garden with various seating areas to ensure the sunshine throughout the day.





**ACCOMMODATION**

A characterful stained-glass front door leads to a porch with attractive tiled flooring and additional door leading to the garden. Double part glazed doors open to the welcoming entrance hallway with period features including; exposed wooden flooring, detailed cornicing and deep skirting boards. The two principle reception rooms feature magnificent large bay windows, both with doors opening to a south facing paved terrace filling the property with light. Both rooms also have feature marble fireplaces and high ceilings as well as other period features. An additional reception room is located to the front of the property, currently used as a snug or alternatively could be a study with its own door leading outside. Accessed from the snug or the hallway is the kitchen which features a range of floor and wall mounted units above and below tiled surrounds and a central island proving additional storage and work space. The kitchen has an integrated fridge/freezer and dishwasher whilst there is space for a Rangemaster cooker. Next to the kitchen is a useful, utility room which has space and plumbing for washing and drying machines as well as other white goods whilst offering additional storage units and a sink. The utility room has a door leading outside to the garage making this a useful entrance when returning from outdoor pursuits. Completing the ground floor is a cloakroom with WC and wash hand basin and storage cupboard beneath the main staircase.

A beautiful staircase rises to the spacious and light first floor landing where there is an area for a desk or peaceful spot to read a book. On the first floor there are four sizeable bedrooms that will all accommodate at least a double bed. The two largest bedrooms enjoy the same bay window as the rooms beneath offering a magnificent view over Newton Abbot. The master bedroom is served by an ensuite bathroom with shower over, WC and wash hand basin. Bedrooms three and four also benefit from a superb outlook towards Dartmoor in the distance whilst bedroom three provides access to a sizeable loft space which is boarded, has a Velux window and could be converted to provide additional accommodation (subject to necessary consents). Also, on the first floor is a shower room with WC and wash hand basin.

**OUTSIDE**

The property is approached via attractive wooden gates opening to a gravelled driveway providing parking for several vehicles. The driveway is bordered by mature shrubs and trees which neatly disguise a wood store. A set of wrought iron gates opens to additional parking and the double garage which has two electric up and over doors. The garage in turn opens to a useful workshop with power and light overlooking the garden. The workshop can also be accessed from the kitchen and there is also a gardener's WC. To the front of the property is a paved, private terrace which is to the side of the garage and enjoys the afternoon/evening sunshine and a sizeable ornamental pond with lilies and koi carp. Accessed either side of the property is a beautiful south facing rear garden filled with colour and offering different seating areas to enjoy the sunshine throughout the day. There is a large paved terrace which is perfect for alfresco dining and entertaining. A winding path leads around an area of lawn which is interspersed with a variety of mature trees and shrubs and a timber cabin. The path leads to the bottom of the garden where there is a shed and a creeper clad pergola which looks back towards the property. Also at the bottom of the garden is a summerhouse which has power, light, internet and air conditioning which gives this space many uses including a perfect home office. The path continues towards an area for growing vegetables and a greenhouse.

**SERVICES**

Mains gas fired central heating, mains water and drainage.

**LOCAL AUTHORTY**

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**VIEWING**

Strictly by prior appointment with Stags on 01803 865454.


**DIRECTIONS**

From the A38 take the exit known as Drum Bridges and head towards Newton Abbot on the A382, passing Stover School. At the newly formed roundabout take the second exit signposted for Highweek and proceed up the hill passing the Highweek Village Inn. Turn left at the top of the hill, and take the right fork towards the Church where you will find The Gordons on the right-hand side.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	53		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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