



Middle Rocombe Farm House, Stokeinteignhead

Guide Price £900,000





Middle Rocombe Farm House

Stokeinteignhead, Newton Abbot

A charming period style residence set in an idyllic rural hamlet close to the South Devon coastline and within easy reach of various local amenities. Extensive, family sized accommodation rich in character with good rural views, stables and outbuildings. Mature gardens, grounds and large paddock with the grounds extending to around 3.45 acres. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- A charming period farmhouse set in an idyllic rural valley
- Many character features and excellent rural views
- Sitting room, family room/snug and traditional farmhouse style kitchen
- Studio, study, five bedrooms, recently fitted bathroom and shower room
- Extensive driveway parking, mature gardens, nature pond and large barn with stables and storeroom
- Paddock extending to approximately 2.5 acres with the total plot extending to around 3.45 acres



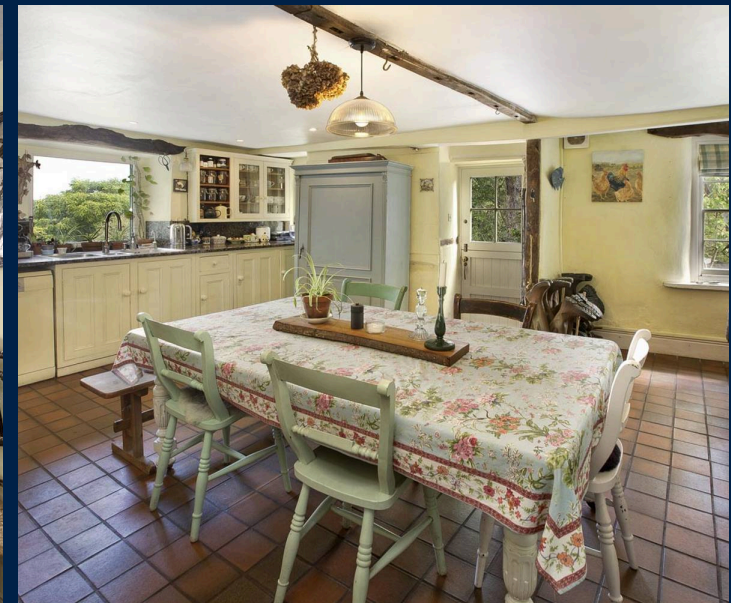
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Situation

Middle Rocombe Farm House sits within the pretty hamlet of Rocombe that is set within a beautiful rural valley around one mile from the popular village of Stokeinteignhead. The position offers immediate access to various green lanes, bridleways and the coast path for hiking and hacking. Stokeinteignhead is a popular and picturesque village characterised by a number of pretty cottages also set in a lovely valley. The village lies around 1.5-miles west of the Teign Estuary, the village of Shaldon and the appealing village of Maidencombe with a sandy beach. Stokeinteignhead has a 14th Century Church, and amenities include a well-regarded Primary School, a village stores, the popular Church House Inn, a community shop and a modern village hall. The village is surrounded by a good network of green lanes and bridle paths, making for good hacking. The resort of Torquay lies around 6-miles to the south with its yachting marina, hospitals, the renowned Grammar Schools, promenades, grand hotels and wide range of facilities. There is a mainline rail link to London Paddington around 3-miles away at Teignmouth and the Cathedral City and County town of Exeter with its international airport, Red Brick University, fine dining and shopping at the Princesshay Centre is just over 20-miles away via the A380.

Description

Middle Rocombe Farm House is a charming semi attached period residence originally understood to date from the 1700's. Externally attractive the property has lime rendered elevations set beneath slate tiled roofs.





From the shared entrance courtyard, the panel and part glazed entrance door is approached with a Honeysuckle trellis which opens to the.....

Entrance Vestibule

With quarry floor tiles, a recess and the wall mounted electricity trip switches. A timber panel and glazed inner door opens to the.....

Reception Hall

A lovely welcoming space conveying a real sense of the period charm which extends throughout the house.

There are quarry floor tiles and the primary original staircase with a feature balustrade rises to the galleried first floor landing. There are panel doors to principal downstairs spaces a panel and opaque glazed door opens to the.....

Cloakroom/WC

A large cloakroom with recessed area, quarry floor tiles and a small paned window overlooks the grounds and rolling countryside beyond. There is a Savoy pedestal wash hand basin with a tiled surround and a WC.

Sitting Room

A charming dual aspect space with two paned sash windows with shutters and panelled surrounds, both of which take in views across the grounds and countryside beyond and one of which takes in views towards the Little Haldon Hills. There are deep skirting boards, a cornice to the ceiling, an elegant fireplace with a carved surround, a slate hearth and a large log burning stove and a radiator.

Snug/Family Room

Another charming space which combines well with the kitchen to create an excellent "hub" for the house having exposed floorboards and exposed beams to the ceiling.



There are two front facing paned sash windows with shutters overlooking the approach and an Inglenook style fireplace with a stone surround and chimney breast, a paved hearth and a large log burning stove with timber beam over. There is also a radiator and a large opening free flows to the....

Farmhouse Style Kitchen/Breakfast Room

A traditionally styled dual aspect room with windows overlooking the grounds as well as a side facing window taking in good views towards the little Haldon Hills. There are quarry floor tiles, ample space for a large dining table and chairs, and a radiator. There is an expansive area of granite work surface with an inset Frankie two and a quarter bowl stainless steel sink unit with bespoke cupboards underneath along with cabinets and open shelves over. There is space for an upright fridge/freezer and space and plumbing for a dishwasher. Additionally space for an electric Range oven. A part glazed stable door opens to the external terrace. Leading off the kitchen a panel door opens to the.....

Utility/Boot Room

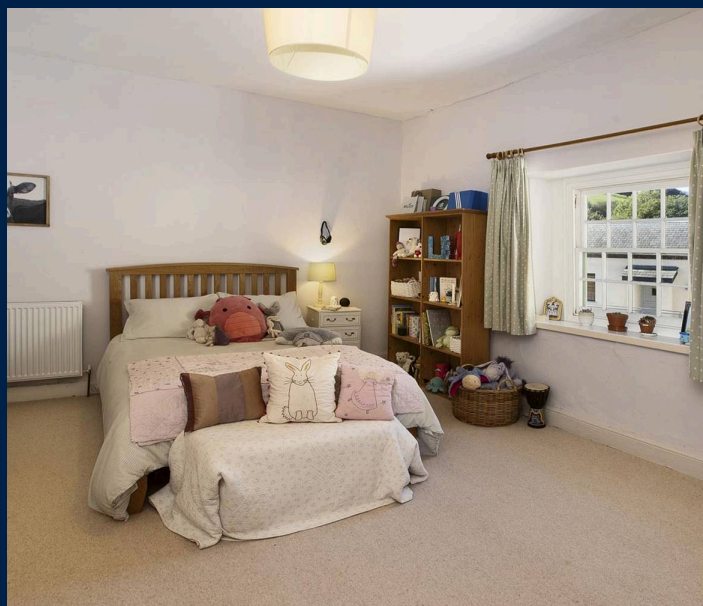
A good practical space with a panel and part glazed door opening to the outside. There is an area of timber block worksurface with a butler sink having a mixer set, panel surrounds and under surface space for a washing machine and tumble dryer. A wall mounted Vaillant boiler supplies LPG gas fired central heating and there is space for an upright freezer. Leading off the utility/boot room there is a....

Internal Lobby Area

With coat hooks and doors to the....

Studio

A spacious room that could equally well serve as a further reception/entertaining space but is currently in use as an artist studio.





There are two windows, one with panels surround and shutters overlooking the approach. There is a radiator and a further Inglenook style fireplace with a stone surround and chimney breast, a quarry tiled hearth and a log burning stove. There are exposed floorboards and a turning second staircase with under stairs cupboard rises to the first floor.

Study

Another versatile space with exposed floorboards, built-in shelving and a window overlooking the gardens and grounds. Radiator.

First Floor Landing

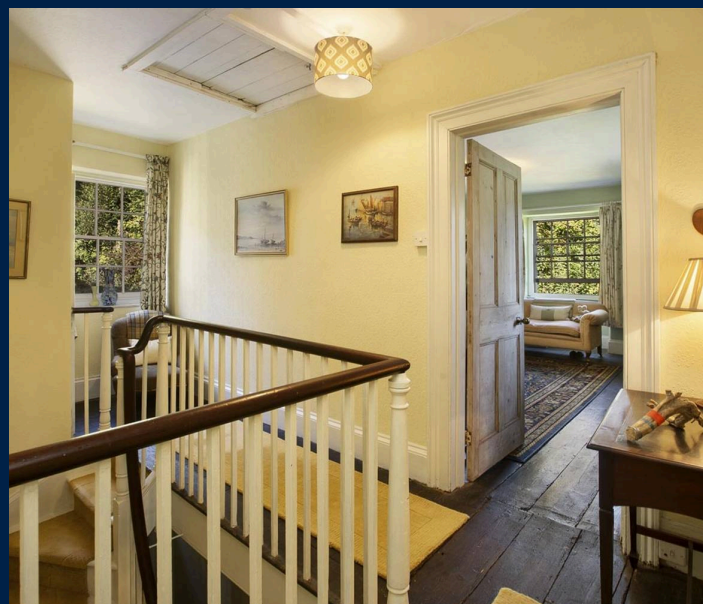
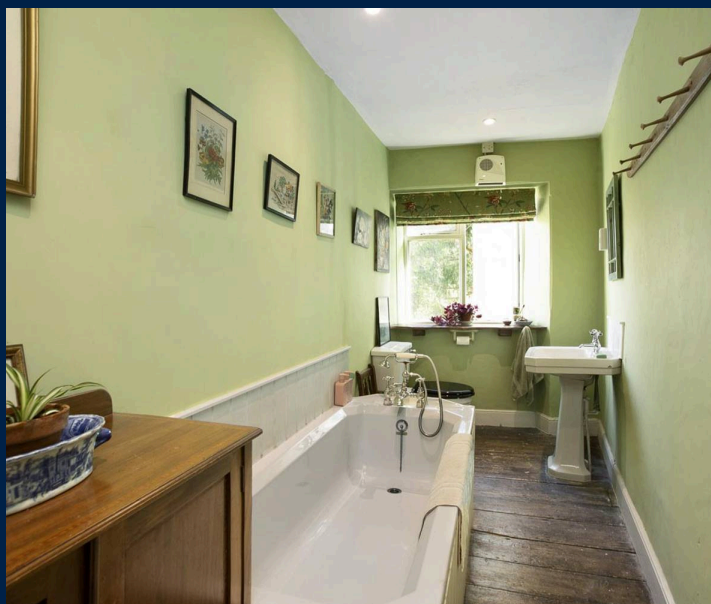
With a feature balustrade around the stairwell, access to the loft space and a multi painted sash window overlooks the approach lane and beyond. There is a built-in shelved cupboard and the principal landing opens to a second landing area that runs through the rest of the upstairs leading to the second staircase descending to the studio.

Principal Bedroom

A fantastic dual aspect with two sash windows, one of which overlooks the grounds and rolling countryside and the other of which also has an aspect across the grounds, the beautiful Rocombe Valley and towards the Little Haldon Hills. There are exposed floorboards, a fireplace with a painted timber surround and cast-iron inset, a radiator.

Bedroom Two

Another appealing and spacious room with front facing paned sash window and a fireplace with a painted timber surround and a cast iron inset. There are exposed floorboards, a built-in recessed cupboard and a further recessed shelved cupboard, and a radiator.





Dressing Room/Store

A useful space with a paned window overlooking the gardens and grounds and an extensive range of built-in shelves and open wardrobes.

Bedroom Three

Another good-sized room with a front facing sash window overlooking the courtyard approach and countryside beyond. There is a high ceiling with access to the loft space, a radiator and a door opens to a recessed walk-in wardrobe with a hanging rail and shelves.

Bedroom Four

With a sash window overlooking the gardens, the Rocombe Valley and having views toward the Little Haldon Hills. There is a shelved recess, a radiator and a fireplace has a painted timber surround and a cast-iron inset.

Bedroom Five

Another well proportioned room having exposed floorboards, a window overlooking the gardens and grounds and a radiator.

Bathroom

With spotlights to the ceiling, exposed floorboards and a good quality, period style three-piece suite comprising a Heritage panel bath with mixer set, a pedestal wash hand basin with panelled surround and shaver point over and a WC. Wall mounted electric heater.

Shower Room

With exposed floorboards, spotlights to the ceiling and a paned window overlooking the gardens and grounds. The period style three-piece suite comprises a large tiled shower cubicle with a large showerhead and dual controls, a pedestal wash basin with medicine cabinet over and a WC. Shaver point and heated towel rail.



The Gardens and Grounds

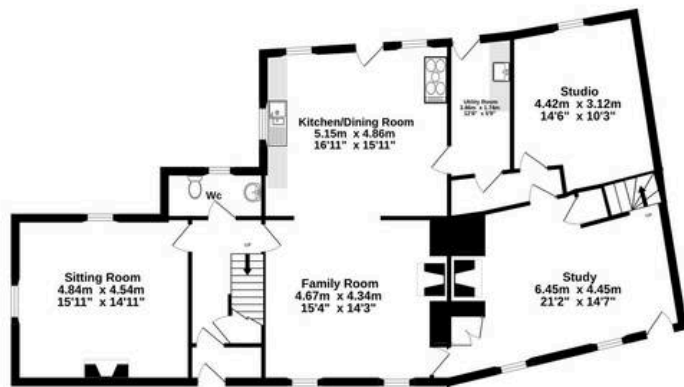
Approached from the lane gated access leads to a gravel driveway and provides parking for numerous vehicles. There are log stores and timber sheds adjoining this space. Immediately adjoining the rear of the house there is a country cottage style garden with sweeping lawns that gently slope away from the house. There is a paved entertaining terrace which interacts well with the kitchen to provide a good sense of inside/outside living, and the gardens provide a good spot to enjoy the peaceful rural surroundings. There are mature trees to include fruit trees as well as a greenhouse and a shed. The garden is primarily enclosed by stone walling and fencing and an area houses the LPG tank which provides central heating. Immediately adjoining garden there is a small paddock with an enclosure for livestock and an American style six bay barn providing stabling with a large store to the rear. Set below this there is a charming, wooded area with mature deciduous trees, along with a large natural pond and a water course. A bridge leads over the stream and provides gated access to the paddock which sits on a gently sloping south facing hillside and extends to around two and a half acres with the entire plot sending to around 3.45 acres. The paddock has a natural boundary on the southeast side and is enclosed by good quality stock fencing.

Agents Note

There is LPG central heating, thermal solar panels, mains water and private drainage.



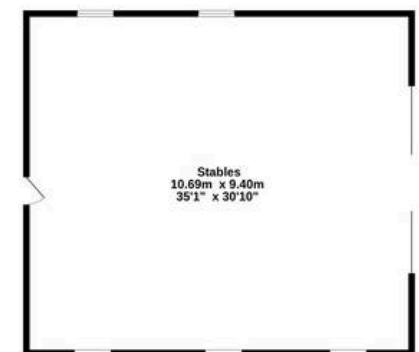
Ground Floor
131.2 sq.m. (1412 sq.ft.) approx.



1st Floor
132.3 sq.m. (1424 sq.ft.) approx.



Outbuilding
100.5 sq.m. (1082 sq.ft.) approx.



TOTAL FLOOR AREA : 363.9 sq.m. (3918 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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