



An attached, charming Grade II listed home with a magnificent garden less than two miles from the South Devon coast

Combe End, Dacombe, Newton Abbot, Devon, TQ12 4ST

Guide Price £850,000 – Freehold



- *Stunning gardens and grounds*
- *4 bedrooms, 3 reception rooms*
- *Outbuildings, summer house, shed and greenhouse*
- *Double garage and off road parking*
- *Quiet village location*

Local Information

Dacombe is a picturesque hamlet located in a beautiful valley, surrounded by farmland and traditional Devon countryside, offering a rural yet accessible location. The nearby village of Coffinswell (less than a mile away) is steeped in history and is even mentioned in the Domesday Book. It features some charming cob and thatch cottages as well as 13th Century church and a picture postcard thatched pub. Despite its unspoilt location, Dacombe is less than 2 miles from the sandy beaches of Torbay with the traditional seaside town of Torquay about 1 mile away. Both Torquay and Newton Abbot (less than 3 miles distant) offer an excellent range of amenities including superstores, hospitals, primary and secondary schools including the renowned Torquay Grammar Schools and leisure centres. The Willows shopping complex is nearby with a Sainsbury superstore, Marks & Spencer and other major retail outlets. Newton Abbot also offers a mainline railway station to London Paddington which takes around 3 hours and dual carriageway access to Exeter and the motorway network beyond via the A380. The cathedral city of Exeter is about 19 miles away with its thriving university, well regarded schools, theatres and

wide selection of shopping and leisure facilities, including the Princesshay Shopping Centre and a John Lewis department store.

About this property

Combe End is a charming Grade II listed home believed to date back to the 1500's. Full of character the accommodation retains some beautiful period features including exposed beams and large fireplaces, as you would expect to see in a property of this era and has been wonderfully maintained to offer a fabulous family home. Arranged over two floors, the ground floor reception rooms include a beautiful, dual aspect sitting room with feature fireplace and inset wood burner as well as a lovely dining room and a study with external access. The well-equipped kitchen comprises a range of base and wall units with granite worktops as well as a SMEG electric range with gas hob and extractor hood and integrated fridge. There is also space for a dishwasher and larger fridge/freezer. Adjacent to the kitchen, there is a large larder and a cloakroom with shower. The first floor offers a lovely principal bedroom with exposed beams and fitted wardrobes, two further double bedrooms, a single bedroom and a family bathroom.





GARDENS AND GROUNDS

Combe End is approached through a lovely, thatched archway onto the driveway which provides ample parking. There is a double garage with electric up and over door as well as three former stables which are now handy garden and log stores as well as a boot room / utility adjacent to the kitchen.

The gardens and grounds at Combe End really are the jewel in the crown and as you step through the iron archway, what greets you is nothing short of sensational!

As you meander through the lavender lined paved pathways of the formal garden, you would be forgiven for thinking you had been transported to Provence or one of the gardens at RHS Chelsea Flower Show. An absolute haven for wildlife, the planting and hedging has been carefully created and selected to provide different areas of the garden to enjoy. From a lawned area, bordered by perennials to seating areas beneath a wisteria laden pergola or a rose arch from which to enjoy the surroundings only to be disturbed by the gentle hum of the bumble bees. As well as the numerous seating areas, there is a pond and a fabulous summer house complete with power and lighting, the perfect spot from which to enjoy a morning coffee or perhaps a sundowner! Beyond this magical garden is a wonderful kitchen garden complete with vegetable beds, soft fruit cages and fruit trees including greengage, apple and plum trees. As you would expect from such a beautifully arranged garden there is also shed, a greenhouse, a cold frame and a compost area as well as level access through a five bar gate to the rear of the garden.

Directions

From Exeter proceed south on the A38. At Telegraph Hill take the left hand slipway onto the A380 towards Newton Abbot and Torquay. After approximately 15 miles at the Penn Inn roundabout take the second left signposted towards Torquay. After approximately 1 mile turn left signposted Coffinswell and Dacombe. Proceed through the village of Coffinswell passing The Linny pub on your left and after about 0.8 miles you will arrive at a T-junction, Dacombe Cross and Combe End is immediately in front of you.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.
Telephone: 01392 455 755.









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Gross Internal Area 1833 sq ft

Services – Mains water and electricity. Oil Fired central heating. Private drainage. LPG for gas range hob. High speed fibre broadband

Local Authority - Teignbridge District Council

Council Tax - Band = F

Energy Performance - EPC Exempt

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