

2nd November 2011

Chercombe House, £595,000, Wood's Newton Abbot. Tel: 01626 336633

Detached country residence with river frontage, annexe, outbuildings and woodland

Wood's, **team** estate agent in Newton Abbot, is thrilled to bring to the market Chercombe House, a detached country residence of immense character in a delightful countryside position with frontage onto the River Lemon on the edge of Newton Abbot within the South Devon parish of Highweek.



On Chercombe Bridge Road just before Chercombe Bridge, Chercombe House is a charming property created from rebuilding the ruins of two 16th Century stone cottages. Designed and developed by an architect for his own occupation in the 1950's, Chercombe House is an individual property with elevations of stone and Elm under a mono-pitch roof with eaves over hanging a long south-facing balcony and boasts many character features including an abundance of Mansonia, a West African hardwood providing flooring and stair treads, along with cast iron stoves and an impressive double volume dining hall with gallery above. Two of the four bedrooms have high quality en-suites, there is ancillary accommodation in the grounds as well as a number of outbuildings together with woodland extending to approximately 5.7 acres.



Inside Chercombe House on the ground floor is an entrance hall; inner hall; cloakroom; dining hall with full height window and fireplace; generous lounge with large fireplace and log burning stove; an office/study with exposed stone walling; kitchen with an excellent range of modern Oak fronted units, Belfast sink, larder cupboard and fitted breakfast bar with built-in wine rack; utility area and rear entrance porch.

The stairs lead to the first floor landing with a gallery overlooking the dining hall and a door to the balcony. The master bedroom is a character room with a door to the balcony, an exposed stone wall, built-in wardrobe and views of the River Lemon and woodland beyond as well as a large en-suite shower room. The second bedroom also has fitted wardrobes, views and an en-suite shower room, and the third and fourth bedrooms are also double rooms with fitted wardrobes and woodland views. Completing the upstairs is a spacious family bathroom.



A detached building forms the annexe with ancillary accommodation, arranged upside-down with the sitting room on the first floor to take advantage of the open countryside views. Access to the sitting room is via an outside staircase and a custom-built spiral Dartmoor Oak staircase leads from the sitting room to the ground floor double bedroom and separate shower room.

Outside, timber gates lead from the lane to a parking area. To the right of the parking area is the garden, with frontage to the River Lemon and two Turkey enclosures. Steps lead from the garden to the river. A timber summerhouse with three rooms is connected with power and drainage, and beyond that is a garden store area, also with river frontage and sheds. To the left of the footpath is a productive vegetable plot with raised beds and an aluminium greenhouse, beyond which is a children's play area with fences and wood chippings. A series of log storage bunkers sit to the side of the house and there is also a large wooden storage shed.



To the side of the annexe is a parking area with its own vehicular access, suitable for a number of cars, and planning permission has been passed for a double garage and store/ cloakroom with workshop above.

The woodland extends to approximately 5.7 acres and occupies a south and west facing hill rising to approximately 180 feet. Part of the River Lemon Valley Woods, the woods are deciduous and mixed broad leaf, have been declared a Site of Special Scientific Interest (SSSI) and are covered by a Tree Preservation Order (TPO). The agents understand that the crop is mainly Oak, Ash and Beech with some minor species as well as an abundance of flora.

Chercombe House represents a rare opportunity to purchase an individual, architect-designed rural home with river frontage, woodland and ancillary accommodation in a convenient location on the edge of town.

Wood's is a member of **team**, working together with over 100 other **team** offices in the Westcountry and hundreds nationwide to sell more homes for clients. For further information about **team**, visit www.westcountryteam.com.

To arrange a viewing or for further information on Chercombe House, pop into the Wood's Newton Abbot office at 6 Queen Street in the town, call 01626 336633 or visit www.woodshomes.co.uk or www.teamprop.co.uk.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry and hundreds nationwide work together to sell property for clients. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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