

Property for sale – 11th January 2012

The Coach House, Bickington, Devon

Price: £315,000

Contact: Wood's Teignbridge Estates, 01626 853940

Attractive Victorian coach house on village outskirts

Wood's Teignbridge Estates, **team** agent in Chudleigh is thrilled to bring to the market The Coach House - a very attractive period property in a quiet location on the outskirts of Bickington.

Bickington village lies on the edge of Dartmoor National Park and sits around three miles from Ashburton and five miles from Newton Abbot, just off the A38 Expressway, which provides quick and easy access to the cities of Plymouth and Exeter.



The Coach House is a beautiful property and dates from 1825, when it served as stables and a coach house for the vicarage. Converted in 1974 and the subject of extensive refurbishment in 2009, The Coach House now provides delightful accommodation with period features including exposed dressed stonework and mullion windows as well as ceiling timbers and a lofty ceiling height on the ground floor, all contributing to its Victorian charm.

Approached via a stone pier entranceway shared with the old vicarage, The Coach House has a generously-sized gravelled parking area and the rear gardens are secluded and a real delight.

Through the front door is a particularly spacious entrance hall with the original decorative Victorian fireplace, quarry tiled flooring and exposed dressed stonework to part of the walls. The sitting room boasts a large bay window with deep window seat sill, a wood burner and French doors to the rear garden.

There is a cloakroom and utility; and the lovely large farmhouse style kitchen, which was refitted in 2009, has a warming feel with an eco conscious 25 amp electric Aga in blue as the focal point. A double aspect room fitted with an excellent range of good quality units with granite work tops as well as a Neff induction hob and fan oven and concealed Neff dishwasher, the kitchen also comes

with a twin Butler sink, ceiling downlighters and wall mounted spotlights on dimmer switches, lovely real Oak flooring, a bay window to the front, a standalone sideboard, built-in pantry/ larder cupboard, a high mullioned window and a door to the rear garden.

Upstairs is a study/ computer area with dormer window, bathroom with heated towel rail and mirror light and two double bedrooms; one with a fitted wardrobe and central dressing unit, ceiling beams and distant rural views towards Dartmoor and the other with a full height dormer window to the front, exposed ceiling timbers and three original mullioned windows to the side.

The gravelled parking area, with raised flower and shrub beds and a high stone wall boundary, provides space for three vehicles. Steps from here lead down to a further gravelled forecourt with a flagstone pathway - a lovely seating area with a raised rockery and trellis-topped stone boundary. There is a working 'old fashioned' pump providing well water, outside gates and a wrought iron gate leading to the main garden, which is around 70' long and mainly laid to lawn, fully enclosed and surrounded by hedge for a high degree of seclusion. Here is an ornamental pond, timber shed and a variety of established shrubs as well as a full width patio area outside the French windows.



Wood's Teignbridge Estates works with five other Wood's offices in Devon and together with over 100 other **team** agents across the Westcountry to sell more property for clients. For information on **team**, visit www.westcountryteam.com.

For further information on The Coach House, for a no-obligation free market appraisal or for plain and simple advice on selling or letting property, pop into Wood's Teignbridge Estates, **team** estate agent on The Square in Chudleigh, call 01626 853940 or visit 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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