



WOODS
DISTINCTIVE HOMES



Brookside House
1 Golvers Hill Road
Kingsteignton
NEWTON ABBOT
TQ12 3BP

£795,000

A rare opportunity to acquire a unique, substantial grade II five/six bedrooms Victorian house and an attached self-contained two-bedroom cottage. The superb grounds provide ample parking, a detached double garage with previous planning permission for a self-contained ancillary dwelling above, carport and gardens

Five/Six Bedroom Grade II Listed House

Three Reception Rooms

Downstairs Cloakroom

Large Family Bathroom

Master Bedroom En-Suite

Two Bedroom Self Contained Cottage

Double Garage, Carport and Ample Parking

Kitchen with Integrated Appliances

Large Secluded Gardens

Part Built Ancillary Annexe



THE MAIN HOUSE

The main house retains many period features to include high ceilings, original high skirting boards, original fireplaces and wooden beams. There is an impressive spacious entrance hall with doors to all the principal rooms and the ground floor cloakroom.

The two main reception rooms both have open fires with the original ornate marble surrounds, wooden beams, high windows and wooden floors.

A third reception room accessed from the dining room would make a ground floor bedroom or a good size study ideal for anyone working from home.

Adding to the charm of this property is the modern country style kitchen which has exposed feature brick walls, fitted units, integrated appliances, a Range Master cooker and space for a large American style fridge freezer.

The downstairs cloakroom has a low flush WC, a wash hand basin, part tiled walls and is cleverly decorated with the deeds and history of the house.

The first floor is a split landing with access to the loft space and doors to: the master bedroom which is en-suite with a walk-in wardrobe and an interconnecting door into bedroom five/dressing room.

The other three double bedrooms and the family bathroom are accessed from the other landing. Two have Victorian fireplaces and built-in wardrobes.

The good-sized family bathroom has a white suite with a corner shower cubicle, panelled bath, low flush WC and a pedestal wash hand basin.



Cottage

The self-contained cottage has wooden beams with the original flagstone flooring to the dining room. The rest of the accommodation comprises of an entrance porch, fitted kitchen, lounge, two double bedrooms with master en-suite and a bathroom.

The cottage has provided a good income for the current owners with the previous tenants having lived there for the last 17 years.

Outside

Outside; The delightful picturesque secluded gardens are enclosed by stone walls and hedgerow offering a great degree of privacy, interspersed with mature trees and shrubs there are very large areas that are mainly laid to lawn but directly behind the house there is a block paved patio, a raised timber decked seating area, with a wooden balustrade, a level lawn and a block paved pathway all of which are bordered by a low stone wall with two wooden gates giving access to the ample gravelled parking and in turn the double garage/ancillary annexe, the car port and the larger lawned garden.

Brookside House: Council Tax Band E for the period 01/04/2022 to 31/03/2023 financial year is £2,617.89

Brookside Lodge: Council Tax Band B for the period 01/04/2022 to 31/03/2023 financial year is £1,665.9

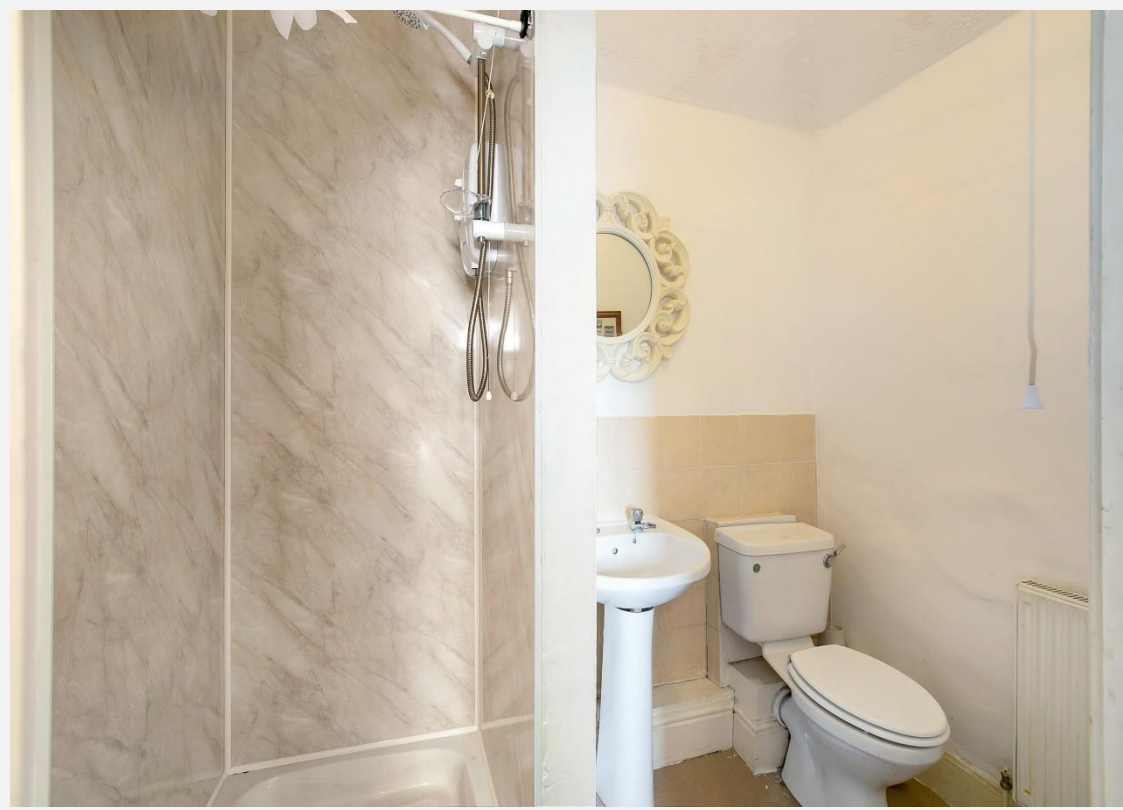
Woods Homes

2 Newton Road, Kingsteignton, TQ12 3AJ
01626 364900 kingsteignton@woodshomes.co.uk
www.woodshomes.co.uk



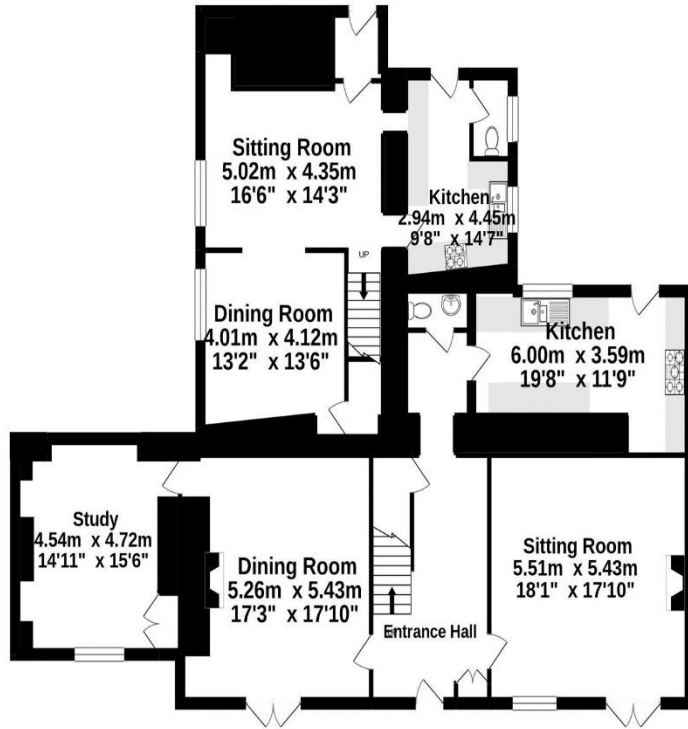
Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

© Unauthorised reproduction of these floor plans and photos is prohibited.

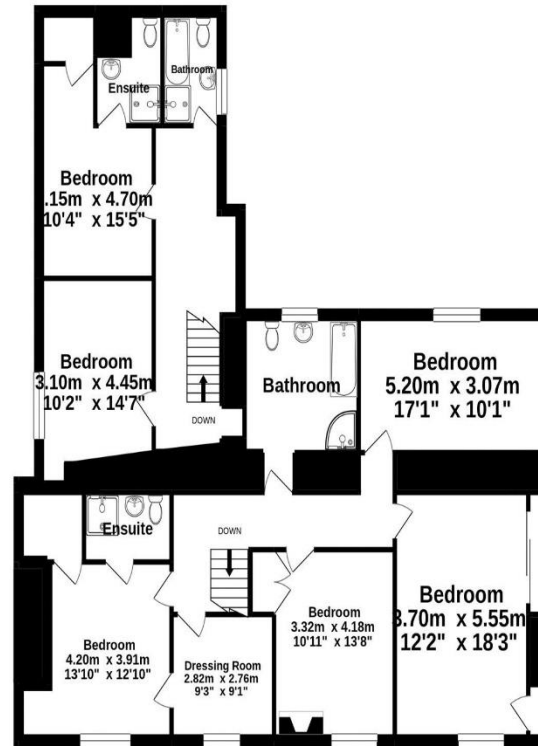




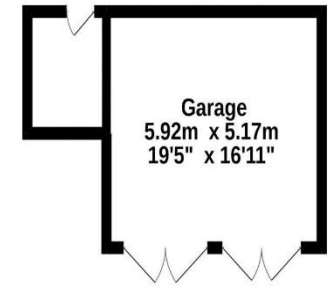
Ground Floor
169.5 sq.m. (1825 sq.ft.) approx.



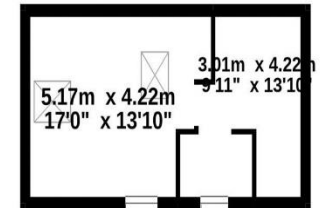
1st Floor
154.0 sq.m. (1658 sq.ft.) approx.



Garage
36.4 sq.m. (392 sq.ft.) approx.



Above Garage
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 392.5 sq.m. (4224 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.

Made with Metropix ©2021