The Old Reservoir
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Fluder Hill, Kingskerswell, Newton Abbot, Devon,

Guide price £725,000

**SITUATION**
This one-off home is situated in an elevated position in the heart of the rolling south Devon countryside on the rural edge of the village of Kingskerswell, between the English Riviera and the market town of Newton Abbot. Rural, yet not isolated, is very much the mantra of this wonderful family home. The views are outstanding, taking in the surrounding area with Dartmoor National Park in the distance.

At Newton Abbot the A380 is easily accessed providing speedy access to Exeter and the M5/M4 Motorway network beyond. There is a mainline railway station at Newton Abbot providing access to London Paddington. There are a number of excellent state and private schools within reach including Torbay’s two well-regarded Grammar schools. There are many fine golf courses in the area, and not forgetting some of the best sailing waters in the country.

**DESCRIPTION**
Built in 2002 by the current owners utilising an old reservoir as the bedroom accommodation and then extended up a level more recently to create the reception accommodation, this is truly an individual home. The property is set in grounds measuring approximately 0.68 of an acre and is located at the very top of Fluder Hill affording truly outstanding views in all directions, from the Tors of Dartmoor, across the Daccombe Valley to the Fringes of Torbay. There are expansive terraces allowing for inside/ outside living, alfresco dining and entertaining. The upper floor is wonderfully light with free flowing contemporary accommodation, whilst the lower floor taking advantage of the characterful structure of the old reservoir with barrel ceilings and numerous rooms.

**ACCOMMODATION**
Making the most of the existing reservoir, as well as the views, the accommodation is laid out in a reverse level layout with a dual level sunroom linking the two floors. The entrance level houses the reception accommodation. Off the hallway is a stylish and contemporary kitchen/dining room with ample storage and all the equipment one would expect, the room is loosely divided by an island unit with plenty of space for dining furniture. The triple aspect room opens to a large terrace, ideal for entertaining and dining whilst admiring the views. The large sitting room is dual aspect and also opens to a terrace with superb views. Also on this level is a utility room and study.

The lower ground floor maintains an even temperature year round having extremely thick walls and being mostly below ground. The rooms can be laid out in various ways but currently there are five bedrooms, three with en suite facilities and family bathroom. The master bedroom and second bedroom are of generous proportions, with the master suite having a dressing room and access to a large terrace.

**GARDENS AND GROUNDS**
The plot measures approximately 0.68 of an acre and is bordered by farm land and accessed by a private lane shared by one other property, as such the property benefits from a high degree of privacy. There is plentiful parking on the gravel drive that sweeps to the rear of the house with large car port. To the other sides of the property are sweeping, gently sloping lawns bounded by hedges, with large terraces accessed from the house. To one side is a superb sheltered Mediterranean-style swimming pool area.

**SERVICES**
Mains water, gas and electricity, private drainage. Gas central heating.
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Approximate Gross Internal Area = 240.3 sq m / 2587 sq ft

These particulars are a guide only and should not be relied upon for any purpose.