



16 Keyberry Park



16 Keyberry Park

, Newton Abbot, Devon, TQ12 1BZ

Torquay 7 miles, Totnes 8 miles, Exeter 17 miles

A substantial, semi-detached Victorian residence occupying a large plot in a popular residential area.

- Substantial Accommodation Extending to Nearly 6500 sq ft
- 6 Bedrooms & 3 Bathrooms
- Planning Permission for Additional Dwelling
- Annexe Potential
- Parking & Garage
- Large Garden
- Popular Residential Area
- Freehold

Guide Price £675,000

SITUATION

The property is situated on Keyberry Park, which is one of Newton Abbot's most favoured residential roads, and a short walk from Decoy Park with its woodland walks, lake, open green areas and play park. The town centre is approximately a mile away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

16 Keyberry Park is a substantial, semi-detached Victorian residence occupying a large plot close to the centre of Newton Abbot and Decoy Country Park. The property could be utilised as one large house or easily separated into a house with an annexe due to the flexible layout of the accommodation. Outside there is ample off-road parking for several vehicles, a garage and workshop and large garden which is mostly laid to lawn. The property also has planning permission to build a detached three-bedroom dwelling at the bottom of the garden.

ACCOMMODATION

The front door leads to a sizeable entrance porch/boot room where there is ample space for shoes and coats. Leading from the spacious Victorian hallway is the substantial sitting room which features a wonderful bay window made up of three floor to ceiling windows flooding the room with light. This beautiful room also has a feature marble and brick fireplace, high ceiling with coving, picture rails and deep skirting boards. Next to the sitting room is an additional reception room with window overlooking the front of the property. This has been subdivided via a stud wall so could easily be opened up again to provide a larger space if required. There are two further reception rooms located in the main part of the house and a cloakroom with WC and wash hand basin.



Accessed via an additional entrance porch is the kitchen/dining room which is a wonderful family space. The kitchen is loosely divided from the dining area making this very sociable and perfect for entertaining. The kitchen has a range of floor and wall mounted units, large pantry cupboard and features an integrated electric oven and gas hob whilst there is space for a fridge and dishwasher. The dining area has a feature fireplace with wood burning stove and double glazed doors lead through to the garden room. This bright and airy room has four Velux windows and two sets of French doors opening to a large decked terrace and the garden beyond. Accessed from the kitchen is the sizeable cellar which is current used as a games room with door leading to the garden and useful storage space. Completing the accommodation on the ground floor is a wet room with shower, WC and wash handbasin. This is where the rear of the property could be linked through to the main part of the house on the ground floor.

There are two sets of stairs that rise to the first-floor landing, one from the main part of the house and the other from the kitchen/dining room at the rear. The landing is spacious and light due to a large roof lantern and there is a range of built in shelving. To the front of the property is the large master bedroom which has the same bay window as the sitting room below offering a wonderful view towards Decoy Country Park and also features a decorative marble fireplace. In addition to the master bedroom are three further double bedrooms which are served by a family bathroom with separate shower, built in storage and a separate WC with wash hand basin. A door leads from the landing of the main part of the house to the rear where there are two further double bedrooms and bathroom with airing cupboard housing the hot water cylinder.

OUTSIDE

To the front of the property there is an area of lawn next to the driveway which provides ample parking for several vehicles. Leading from the driveway is the garage which has power and light as well as a workshop to the rear. To the side of the property is a paved terrace and a shed providing useful storage in addition to the garage. There is also a decked terrace which leads from the garden room making this a perfect spot for alfresco dining due to the easy access to the kitchen. The garden beyond is mostly laid to lawn and is bordered by stone walling and mature shrubs and trees providing much colour and privacy.

AGENTS NOTES

Planning permission was granted in December 2009 to build a three-bedroom detached house at the bottom of the garden. The vendor has informed us that the foundations have been laid and signed off by building control so the planning permission is open ended. Further details can be obtained via the Teignbridge planning portal using the ref: 08/04260/FUL

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From the Penn Inn roundabout, proceed towards Newton Abbot town centre on Torquay Road A381. Take the first left signposted 'Decoy Country Park' and proceed straight over the mini roundabout. Proceed under the railway bridge and turn right on to Keyberry Park. The property will be found a short distance on the right-hand side.





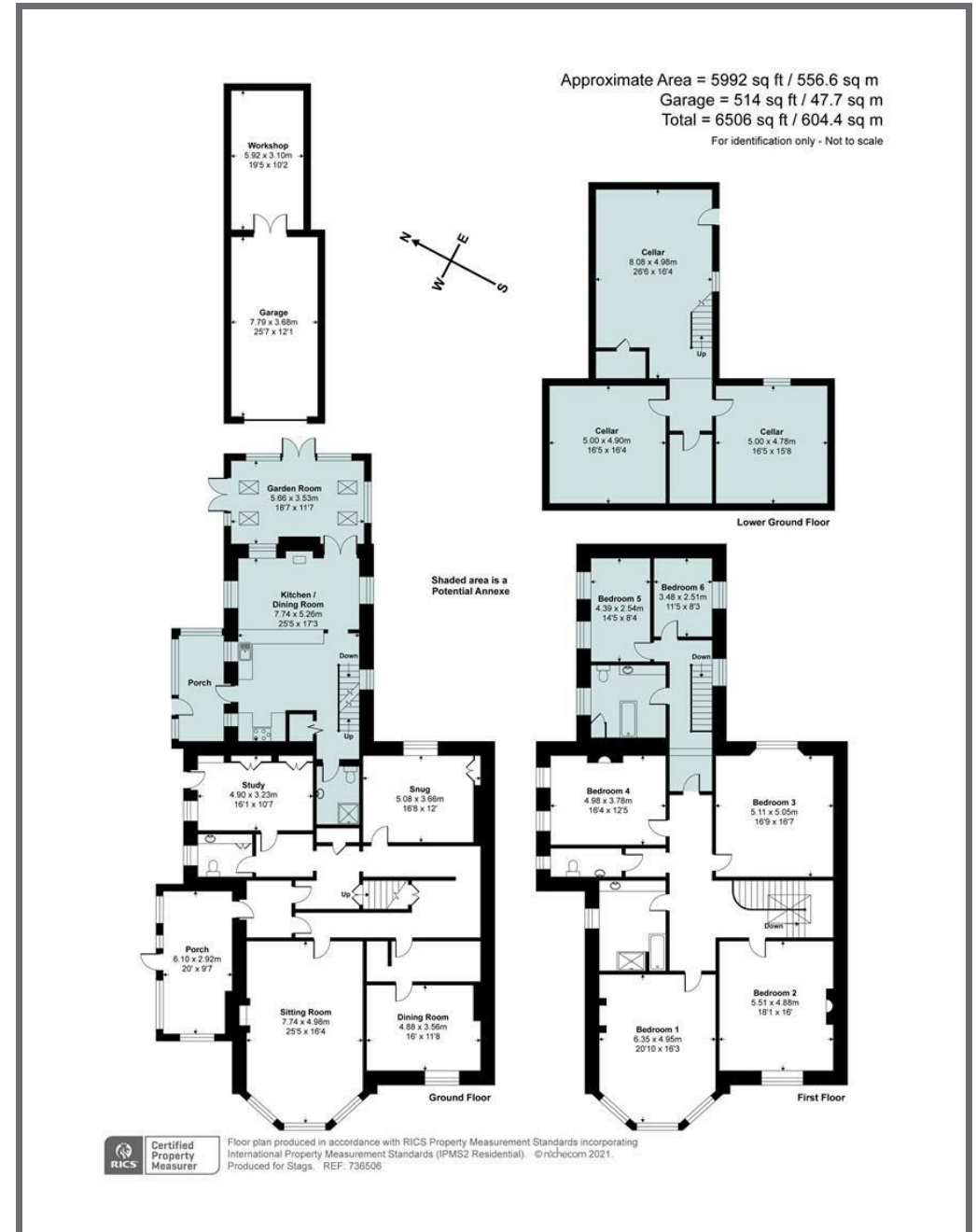
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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