



Connells

Newton Row
Sparkwell Plymouth



Property Description

A charming and deceptively spacious three-bedroom cottage with a substantial barn, set in a highly sought-after village location. Steeped in history, the property is believed to have been built by the renowned Victorian engineer Isambard Kingdom Brunel, offering a unique blend of character, heritage and versatile living space.

Inside, the cottage is full of warmth and original character, with exposed beams, stone flooring and a welcoming woodburner creating a wonderfully cosy feel. The kitchen is very much the heart of the home, combining traditional cottage charm with practical modern touches, including a fitted kitchen with oak and granite worktops, Belfast sink and Rayburn. Upstairs, the accommodation has been thoughtfully extended to create a particularly spacious master bedroom beneath the eaves, with Velux windows, a feature stone wall and useful storage, alongside two further bedrooms and a characterful family bathroom.

Perhaps one of the property's greatest assets is the large barn to the rear, offering an unusually generous amount of additional space for a cottage of this type. Whether used as a workshop, garage, storage or simply somewhere to pursue hobbies and projects, it adds a valuable degree of flexibility. With a quiet village setting, Dartmoor National Park within walking distance and the distinctive character of a historic cottage, this is a home that offers considerably more than first meets the eye.

Agents Notes

A charming and deceptively spacious three-bedroom cottage with a substantial barn, set in a highly sought-after village location. Steeped in history, Newton's Row dates back to the early 19th century and sits within a village with a fascinating industrial and engineering heritage. Sparkwell is perhaps

best known for its association with the renowned Victorian engineer Isambard Kingdom Brunel, who built nearby Welbeck Manor in 1849, adding an intriguing connection to the property's historic setting.

The cottage itself retains a wealth of character, while the substantial barn adds another fascinating chapter to its history. Previously used as both a blacksmith's and a cartwright's workshop, the barn is a wonderful reminder of the village's working past and offers an unusually versatile space for modern-day use. The combination of period character, historic associations and substantial additional accommodation makes this a particularly distinctive property, with a story that reaches well beyond its attractive appearance.

Entrance Hall

Double glazed door to the front aspect, door access to the lounge, stairs to first floor

Lounge

12' 10" max x 11' 11" max (3.91m max x 3.63m max)

Double glazed window to the front aspect, 'Dean Forge' wood burner, cottage stone floor

Kitchen

14' 4" max x 9' 1" max (4.37m max x 2.77m max)

Rayburn Royal (can be converted back to fuel), Fitted oak kitchen with wall and base units, solid granite worktops, Belfast sink and mixer tap, integrated oven, induction hob, stainless steel extractor hood, cottage stone floor, access to the laundry room

Laundry Room

7' 10" max x 7' 3" max (2.39m max x 2.21m max)

Double glazed windows to the side and rear aspect, stone cottage floor, space for washing machine, dishwasher and fridge freezer, double glazed door to the rear

Landing

Stairs to second floor

Bedroom One

13' 9" max x 11' 10" max (4.19m max x 3.61m max)

Two Velux windows with blackout blinds, stone wall feature, eaves storage

Bedroom Two

12' 7" max x 12' 2" max (3.84m max x 3.71m max)

Double glazed window to the front aspect with wooden shutters, built in wardrobe

Bedroom Three

11' 7" max x 6' 8" max (3.53m max x 2.03m max)

Double glazed window to the rear aspect, storage cupboard

Bathroom

Double glazed window to the side aspect, cast iron bath, wash hand basin, low level WC, Karndean vinyl floor

Front Garden

Low maintenance front courtyard

Garage

22' 6" max x 16' 9" max (6.86m max x 5.11m max)

Good sized garage/barn with wooden doors and windows

Agents Note

Right of Way to the rear allows access for neighbouring properties

Agents Note

Walking distance to Montessori Nursery and Primary School, A coach picks up older secondary children to go to Ivybridge Community College. Free administration to Dartmoor Zoo to village residents.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 126.8 m² (1,365 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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