1 Model Cottages

1 Model Cottages, Abbotskerswell, Newton Abbot, TQ12 5NT

A380 (Kingskerswell): 1.5 miles, Maidencombe Beach: 5.5 miles, Totnes: 7.5 miles.

A charming Grade II Listed stone-built cottage occupying a central position within the sought-after village of Abbotskerswell.

- Grade II Listed cottage
- Sought-after village location
- No onward chain
- Kitchen/breakfast room
- 3 First floor bedrooms
- Garage, workshop and ample parking
- Freehold
- Council tax band: E

Guide Price £325,000

SITUATION

The property occupies a convenient position within the heart of the popular village of Abbotskerswell. This attractive South Devon village enjoys a strong sense of community and benefits from a range of local amenities, whilst remaining well placed for access to Newton Abbot, Totnes and the surrounding countryside.

The nearby market town of Newton Abbot provides a comprehensive range of shopping, educational and recreational facilities together with a mainline railway station offering direct services to London Paddington. The A380 and A38 road networks are readily accessible, providing convenient links to Exeter, Plymouth and the M5 motorway beyond.

The South Devon coastline, Dartmoor National Park and the many attractions of the Teign Valley and South Hams are all within easy reach.

DESCRIPTION

This charming Grade II Listed cottage occupies a level position within the centre of Abbotskerswell and is offered to the market with no onward chain. Constructed of local stone, the property retains a wealth of traditional features while providing comfortable accommodation arranged over two storeys.

The cottage offers a practical layout incorporating three bedrooms, generous reception space and a well-appointed kitchen/breakfast room. Externally, the property benefits from a south-facing garden, substantial parking and a garage with adjoining workshop space suited to a variety of uses.

ACCOMMODATION

The accommodation is arranged over two storeys and is entered via an entrance vestibule providing access to a cloakroom with WC.

The principal reception space comprises the sitting and dining room. The sitting area enjoys an outlook to the front of the property and is centred around an attractive fireplace with wooden surround, marble insert and hearth. Alcove shelving and period-style detailing further enhance the room, while an archway leads through to the dining area.

Beyond the reception space is an inner hallway providing useful storage and access to the kitchen/breakfast room. Fitted with a comprehensive range of wall and base units, the kitchen incorporates an integral oven, Bosch hob, dishwasher, washing machine, fridge and freezer. The breakfast area provides ample space for informal dining and enjoys direct access to the conservatory.

Situated to the rear of the dwelling, the conservatory provides additional reception space and enjoys an outlook across the garden with direct access outside.

On the first floor are three bedrooms, comprising two double bedrooms and a single bedroom. The principal bedroom benefits from an en suite shower room, while the second bedroom enjoys an en suite bathroom. The third bedroom provides flexibility for family occupation, guests or home working. A useful airing cupboard is situated off the landing.

OUTSIDE

The property is approached via a wrought iron gate leading through the front garden, which incorporates a variety of established planting, shrubs and flower borders.

To the side of the cottage is a generous parking area providing space for several vehicles, which leads to the garage and workshop.

The rear garden enjoys a south-westerly aspect and provides an attractive outdoor space for seating, dining and gardening throughout the year.

A particular feature of the property is the detached garage, which has been divided to create a workshop and office area, offering excellent flexibility for those looking to work from home or requiring space for hobbies and storage.

SERVICES

All mains services connected. Gas fired central heating. Ofcom advises that ultrafast broadband and mobile coverage via the major providers is available to the property

LOCAL AUTHORITY

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

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes, after 2/3 of a mile take the second left signposted to Abbotskerswell onto Odle Hill. Follow the road into the village for half a mile passing the primary school after which the property can be found on the right hand side before the mini-roundabout.

What3Words: ///hooks.type.using

Approximate Area = 1223 sq ft / 113.6 sq m
Garage = 462 sq ft / 42.9 sq m
Total = 1685 sq ft / 156.5 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1516695

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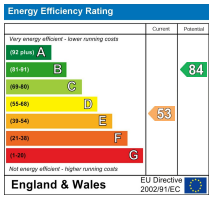
STAGS



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