

The Meadows







The Meadows, Maddacombe Road

Kingskerswell, Newton Abbot, Devon, TQ12 5LF

Torquay 3 miles, Newton Abbot 3 miles, Totnes 6.5 miles.

A unique opportunity to purchase an 'off-grid' smallholding with level grounds and outbuildings in a convenient rural, yet accessible, location.

- Edge of village location
- Easy access to local amenities
- Potential for further development
- 9.28 acres of land
- Freehold
- Self-sufficient lifestyle opportunity
- Well-presented detached house
- 2 Double bedrooms
- Outbuildings
- Council tax band: D

Guide Price £650,000

Stags Totnes

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SITUATION

The property is nestled between the two popular villages of Kingskerswell and Abbotskerswell. Kingskerswell offers numerous local shops, a health centre, primary school, village hall and pub whilst wider amenities can be found nearby in Torquay and Newton Abbot. Surrounded by fields, this tranquil setting offers surprisingly good access to the recently constructed Devon expressway for those looking to commute to the county capital of Exeter or M5 beyond. Rural, yet not isolated, is very much the mantra of this wonderful home. There is an intercity railway station at Newton Abbot providing a route to London Paddington.

DESCRIPTION

The Meadows is a unique opportunity to purchase an 'off-grid' smallholding offering the perfect opportunity to enjoy a self-sufficient lifestyle, in a convenient rural yet accessible location. Offering accommodation amounting to 934sqft over a single storey, the property is combined with 9.28 acres of predominantly level land offering suitable space for grazing, coupled with outbuildings including a substantial agricultural building situated beside the dwelling. Ensuring a fine balance of rurality and convenience, the property is situated with easy access to both Newton Abbot and the A380.

ACCOMMODATION

The side entrance opens into a light and spacious kitchen and dining room featuring a vaulted ceiling and triple-aspect windows. The kitchen is fitted with a range of wall and base units, a one-and-half bowl sink, a built-in electric oven with a gas hob, and space for a fridge freezer. This room also houses the gas boiler and provides plenty of space for a dining table. An inner lobby connects the kitchen to the rest of the home, featuring two large mirrored cupboards used for larder and coat storage.

The accommodation is completed by two double bedrooms. Bedroom one features a vaulted ceiling and French doors opening onto the front terrace, while bedroom two is a well-proportioned room with triple-aspect windows.

The sitting room is a large, bright space with a vaulted ceiling and French doors leading to a paved terrace. It includes a wood burner with a stainless steel flue. Nearby, the family bathroom is finished with wood panelling and tiling, containing a freestanding bath, separate shower cubicle, low-level WC, and wash hand basin. A wall-mounted ladder provides access to a mezzanine storage area above.

GROUNDS & OUTBUILDINGS

An electric gate leads to the parking area where there is space for several vehicles. To the front of the property is an area of formal gardens mostly laid to lawn with a paved pathway leading to the front door.

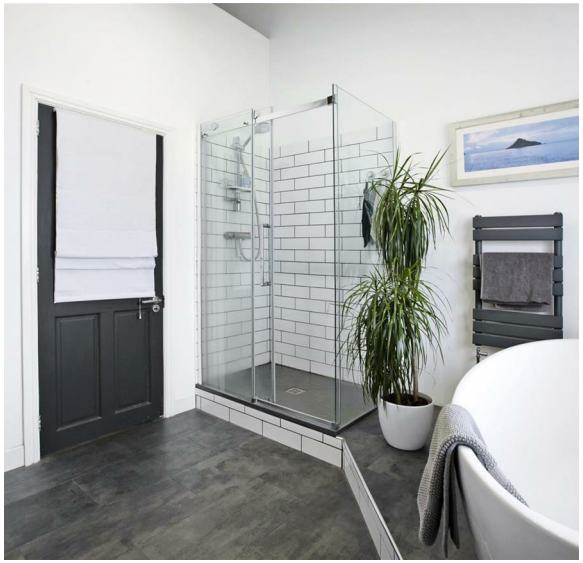
The property is primarily established to create a self-sufficient lifestyle and the grounds are no exception; the majority of the 9.28 acres is divided into two paddocks mainly used for pasture but there is potential for other uses. This enables the grounds to be easily grazed by livestock or equine animals while still providing ample area for vegetable and fruit gardens. Another feature of the property is its frontage onto a small stream along the eastern boundary. The stream runs the full length of this side, while the remaining boundaries are bordered by mature hedging and oak trees













To the side of the property is a separate barn with power, light and plumbing for washing and drying machines as well as a bath for washing larger items or a dog. This currently provides useful storage and houses the solar panels, battery and inverter. Next to the barn is a generator room housing a generator which can provide back-up electricity to the solar panels. This space offers a great opportunity for development to accommodation, with the potential for Class Q permitted development (subject to the necessary consents), or more formal space like a home office or gym, subject to planning.

Further on the grounds are additional, smaller, timber outbuildings that provide areas for storage.

SERVICES

Mains water. Private drainage. LPG gas fired central heating. Electric solar panels with battery power storage plus a fuel powered generator.

LOCAL AUTHORITY

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

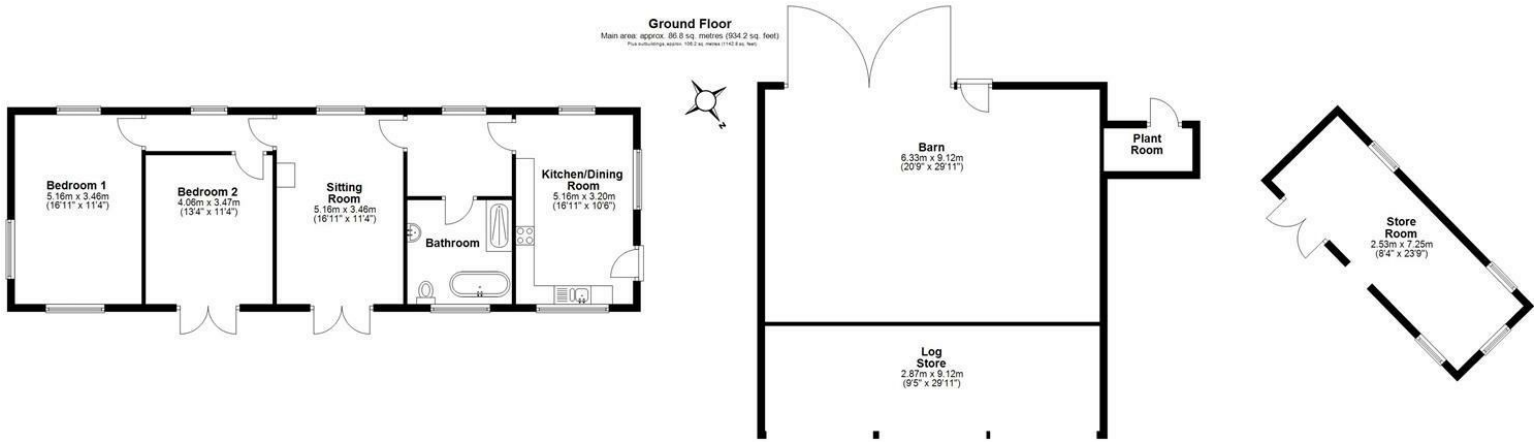
PLANNING

The planning permission granted an ‘off-grid’ dwelling in 2019, stipulating that the property must be provided by an off-grid energy supply. In addition to this, the occupation of the dwelling shall be restricted to those working on the smallholding; however, it is not an agricultural tie. This means that the dwelling shall at no time be sold, let, leased or otherwise disposed of separately from the adjacent smallholding land. Potential to remove or alter these planning conditions now that the property is established might be possible, subject to planning advice and the necessary consents. For more information, please contact the agents

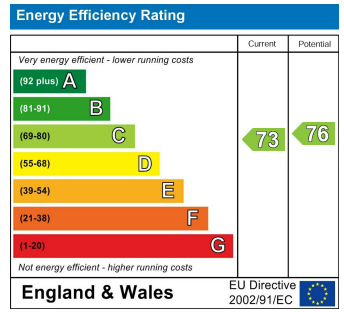
DIRECTIONS

From Totnes take the A381 towards Newton Abbot. After approximately five miles, turn right just after the village of Ipplepen at Park Hill Cross sign posted to Compton and Marldon. Take The first left sign posted Stoney Hill. Proceed along this road and at Whiddon Cross turn right. Follow this road to the junction at Maddacombe Cross and proceed straight where you will find the property on the left before Arch Bridge.

What3Words: ///famous.spearhead.chops



Main area: Approx. 86.8 sq. metres (934.2 sq. feet)
Plus outbuildings, approx. 106.2 sq. metres (1142.8 sq. feet)



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