



**WOODS**  
DISTINCTIVE HOMES

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# Mount Pleasant Teigngrace Newton Abbot TQ12 6QU

**£625,000**

**Stunning period property located in a rural location offering stunning panoramic country views and flexible accommodation.**

- Detached house with period features
- Stunning rural location
- Lounge with woodburner
- High specification hand made kitchen/breakfast room
- Dining Room with Feature Fireplace
- Three/four bedrooms with master en-suite
- Modern family bathroom
- Double garage plus workshop
- Ample parking
- Gardens with patio area and vegetable patch plus green house
- Panoramic countryside views

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## THE AREA

Teignrace is a rural hamlet located around two miles from Newton Abbot. The property is situated within easy access to both Plymouth and Exeter via the A38 Devon Expressway. Located in close proximity to Bovey Tracey, Kingsteignton and the market town of Newton Abbot which offer a variety of amenities, shops, primary/secondary schools, Drs' surgeries, restaurants and a mainline railway station with regular services to London. The beautiful Dartmoor National Park and Stover Country Park are also nearby giving plenty of scope for outdoor pursuits.

## THE PROPERTY

Mount Pleasant is a stunning property located in an enviable rural location offering panoramic country views and backing onto neighbouring fields. A truly unique property combining period features with modern living including a recently refitted, handmade, high specification kitchen/dining room. The property is set within a plot of almost half an acre with a large garden allowing for pursuit of "the good life".

The porch leads into the high specification kitchen/dining room fitted with a range of base and eye level units with wooden and granite worktops, ceramic style "butler" sink, "Rangemaster" oven and hob. Space for a large American style fridge/freezer. A further door leads to an area used as a utility space with further fitted cupboards and space for a washing machine and drier. There are two reception rooms allowing for flexibility in their use one of which could be used as a bedroom/study or playroom if required. The main sitting room has an impressive inglenook fireplace inset with multifuel wood burner with slate hearth and wooden lintel over. Exposed beams in both reception rooms retain the character of the property.

On rising to the first floor, you will find three bedrooms. The master has exposed painted beams with a window to the front taking in the countryside views.







There is an en-suite wet room with fully tiled walls, wall mounted washbasin and ladder style towel rail. There are two further bedrooms both of which have built in wardrobes. Bedroom two has sliding patio doors leading onto a decked area and then directly onto the garden. Bedroom three has a cast iron feature fireplace with wooden mantel and window to the front with countryside views. The family bathroom is fitted with a modern white suite comprising of low level WC, bath with shower over, pedestal wash hand basin and ladder style towel rail.

Outside the property is approached via a large driveway providing parking for 4/5 vehicles. Access can be gained to the garage and large workshop which has power and light. The beautifully landscaped gardens surround the house offering a sense of privacy and are enclosed with natural hedging, fencing and gates onto the driveway. The landscaping includes flowerbeds planted with a variety of mature shrubs, areas of lawn and an area with a brick built BBQ - ideal for entertaining. There are various areas to enjoy including a large patio area ideal for "al-fresco" dining taking in the stunning rural views. There is also a large greenhouse to the rear of the garages. The property sits in a tranquil rural setting backing onto neighbouring fields with views to the surrounding countryside and the local parish church.

**DIRECTIONS:** approaching from the Exeter direction on the A38 Devon Expressway take the A382 towards Newton Abbot (also sign posted Trago Mills/Bovey Tracey. Pass Stover Country Park on your left. Continue along the A382 - at Forches Cross (you will see playing fields on your left) turn left into Greycoat Lane. Continue along Greycoat Lane and the property will be found on the left nearing the end of the road.

**TENURE:** Freehold

**SERVICES** Mains water, drainage and electricity. Oil fired central heating.

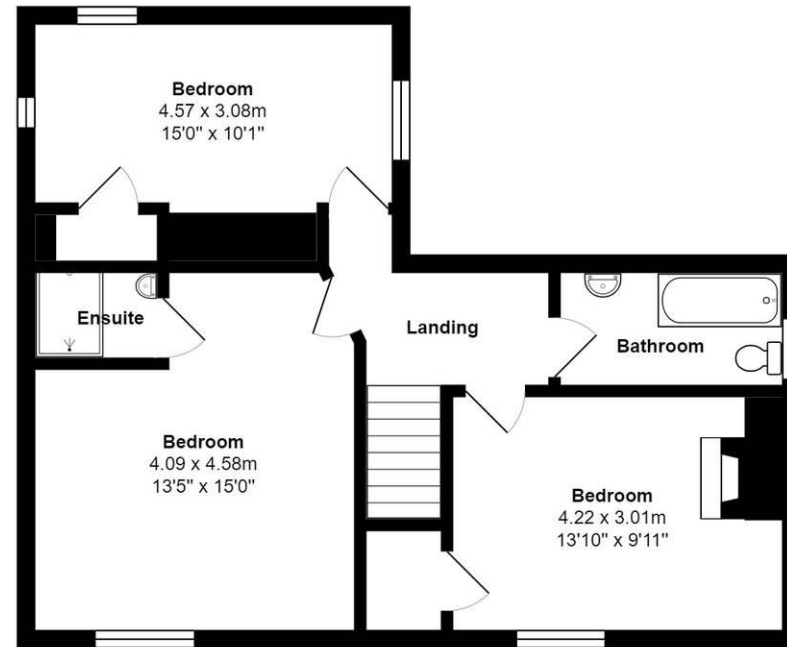
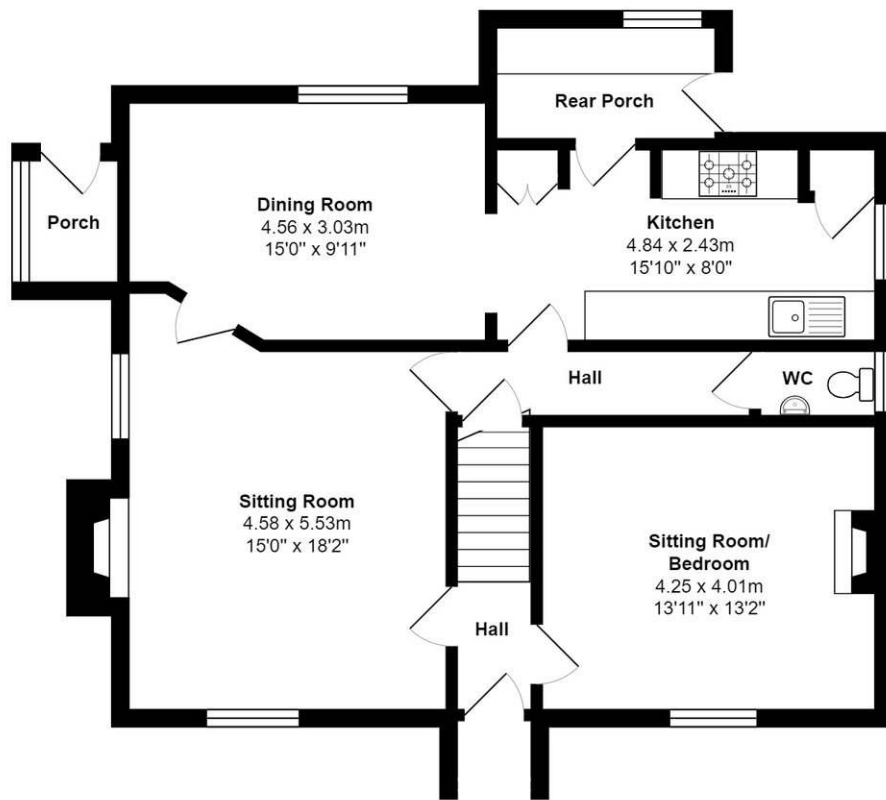
**EPC Rating:** E

**Council Tax Band F** for the period 01/04/2023 to 31/03/2024 financial year is £3,189.57









Mount Pleasant, Teignrace  
Total Area: 137.7 m<sup>2</sup> ... 1483 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	41	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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