



**JOHN COUCH**
THE ESTATE AGENT

The Cones Connybeare Lane
Coffinswell Newton Abbot Devon
£995,000 Freehold



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£995,000 Freehold



The Cones is a delightful country property that has been seamlessly extended and beautifully maintained to provide exceptional accommodation with wrap-around gardens, a double garage and driveway parking

- Conservation village close to the South Devon Coast
- Kitchen/dining room ■ Sitting room ■ Snug ■ Study ■ Utility ■ Cloakroom/WC
- Principal bedroom suite ■ Two double bedrooms ■ Family bathroom
- Double garage ■ Gated driveway ■ Wrap-around gardens with terraces

FOR SALE FREEHOLD

Set in an enviable position where views of the rolling hills are framed between thatched cottages, this beautifully presented detached home offers flexible living accommodation with a superb principal bedroom suite along with two further double bedrooms. Set in delightful gardens that complement the rural setting, there is also a double garage and driveway parking.

LOCATION

The sought-after conservation village of Coffinswell is set in a beautiful rural valley surrounded by rolling farmland yet just 2.5 miles from the stunning South Devon coastline and sandy beaches. This friendly community has a popular thatched pub and a village Church at its heart with walking trails and footpaths for the active to enjoy.

The nearby community at Kingskerswell has excellent day to day amenities with more extensive facilities including major supermarkets at the out of town shopping areas at the Willows and Wren Retail Parks. The bustling market town of Newton Abbot is three miles away and the English Riviera Resort of Torquay just five miles distant.

INTERIOR

The Cones is believed to have been built as a detached single storey property during the 1930's but has been re-imagined with seamless extensions and extensive upgrades to create an impressive home in an idyllic country setting.

The entrance hall is a welcoming space with a neutral colour palette creating a lovely, serene ambiance.

The comfortable sitting room overlooks the front garden and fields beyond, with a recessed fireplace housing a wood-burning stove for a cosy feel during the cooler months. To the front of the plan there is also a study which has a dual aspect allowing the flow of exceptional natural daylight.

Moving to the rear of the house, the large kitchen/dining room has been designed to provide a truly social space where double glass doors open to a garden terrace and the ceiling rises to the roof apex giving the room an airy feel.

The kitchen area has an extensive range of wall and base units with an Aga creating a real heart of the home feel and a breakfast bar providing space for casual dining and creating a stylish divide with the dining area.

VIEWING BY APPOINTMENT ONLY

The designated dining space is perfectly laid out for a refectory style dining table to be placed in front of the windows with space for a small sofa in the corner making this room perfect for entertaining family and friends.

From the kitchen the rear lobby gives access to a utility room, storage cupboard, cloakroom/WC and a wonderful snug where multiple windows frame views around the garden and flood the room with an abundance of natural daylight.

Returning to the entrance hall stairs rise to the first floor where the principal bedroom suite has an extensive range of built-in wardrobes and bedroom furniture with a large window framing delightful views over the garden and the hills beyond. The large en-suite bathroom has a fitted bath as well as a double-width shower.

The two remaining bedrooms are both good sized double bedrooms with built-in wardrobes and one with access to some eaves storage. Completing the accommodation is a well fitted contemporary shower room.

OUTSIDE

The gated driveway gives access to the double garage with a pathway leading to the front and continuing around the house where there are delightful lawned areas with specimen trees providing dappled shade. To the rear there are terraces for al-fresco dining and a timber frame glass house.

The garage has an automated up and over door with windows and a glazed door overlooking the garden and providing natural daylight.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay, being a natural safe haven, attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Newton Abbot also offers varied shopping and dining opportunities and there are good schools in the area. The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include inter-city railway stations at both Torquay and Newton Abbot. The nearby South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth with the international airport at Exeter providing a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Oil fired boiler, central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable Teignbridge Council 2024/2025 £2765.53)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)



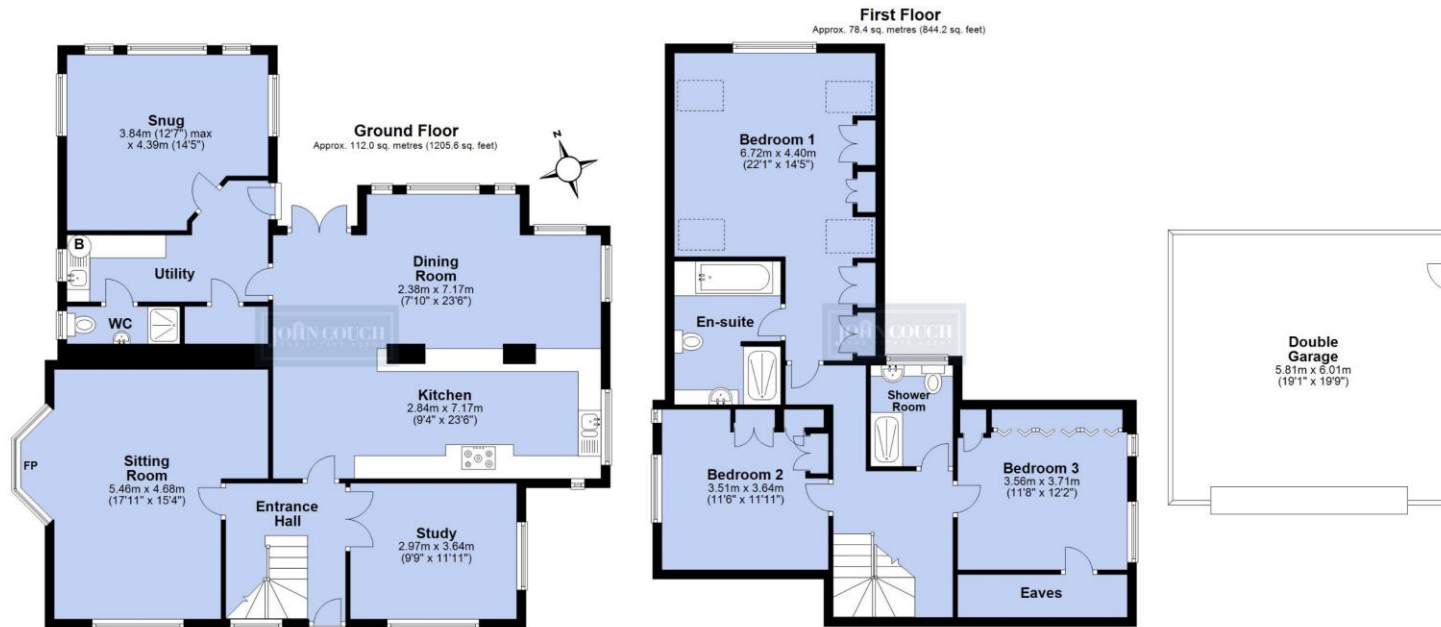












Total area: approx. 190.4 sq. metres (2049.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.