



Barncroft

Ogwell, Newton Abbot, Devon

STRUTT  
& PARKER

BNP PARIBAS GROUP

## A beautifully presented and spacious family home with a large garden and outline planning consent, set in a sought-after village

An attractive four-bedroom detached house combining character features with stylish, airy living space and an open, flexible layout. Surrounded by a beautiful garden of almost an acre, the property lies in the popular village of Ogwell, moments from the idyllic surrounding Devon countryside and just two miles from Newton Abbot. The property also has outline planning consent for a detached dormer bungalow.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**CARPORT & WORKSHOP**



**LARGE GARDEN**



**FREEHOLD**



**VILLAGE**



**2,706 SQ FT**



**GUIDE PRICE  
£795,000**

### The property

The ground floor is arranged in a seamless, semi open-plan layout, with the sitting area, kitchen and dining room flowing naturally from one to the next. The sitting area has beam work overhead and a characterful fireplace, stone lined with a timber lintel, which is fitted with a log burner. Adjoining the sitting area, the kitchen forms the heart of the home with shaker-style units, a breakfast bar and range cooker, while the walk-in larder offers additional storage space. The dining room provides further space in which to relax and entertain, and also features a fireplace fitted with a log burner. Completing the ground floor accommodation is an impressive, modern conservatory-style extension with exposed Oak framing, which floods the space with natural light and offers additional welcoming living space. Off the conservatory, a utility room provides valuable additional space for storage and home appliances.

There is one accessible double bedroom on the ground floor with an en suite shower room, offering flexible accommodation. The first floor provides two further en suite double bedrooms, including the generous principal bedroom which features built-in wardrobes and a freestanding bathtub and separate shower unit in the en

suite. The first floor also features an impressive additional reception space with a vaulted ceiling, exposed timber eaves and panelling. Stairs lead to a mezzanine level, off which is the fourth bedroom which also benefits from an en suite bathroom.

### Planning

Outline planning consent has been granted for the development of a detached dormer style bungalow within the grounds offering excellent opportunities for multi-generational living or income potential. Further information can be found on the Teignbridge council website.

### Outside

The property provides generous parking for up to six vehicles, along with a carport and workshop. The substantial garden is predominantly to the rear and benefits from a sunny south-west facing aspect. It features a sunken patio, ideal for al fresco dining, with steps rising to sweeping lawns. The garden also includes an ornamental pond, a vegetable garden with greenhouse, and is enclosed by mature hedgerows and an array of specimen trees, creating a peaceful and private setting.



## Location

Barncroft is set in a picturesque position in the village of Ogwell, two miles from Newton Abbot town centre. There are several facilities in Ogwell including a primary school, while further amenities can be found in Newton Abbot, which has supermarkets and a range of shops, restaurants, cafés and pubs. Newton Abbot also offers a choice of schooling, including state primary and secondary schooling, and the independent Stover School. The immediate area offers endless opportunities for outdoor pursuits, including Dartmoor National Park where there are miles of footpaths, bridleways and cycle routes to explore. Haldon Forest, the Teign Valley and the beautiful South Devon coastline are also just a few miles away, offering more excellent walking, cycling and riding opportunities. The area is well connected by road, with the A38 providing excellent access to Exeter and Plymouth and the A380 providing access to Torquay. Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington (taking as little as two and a half hours).

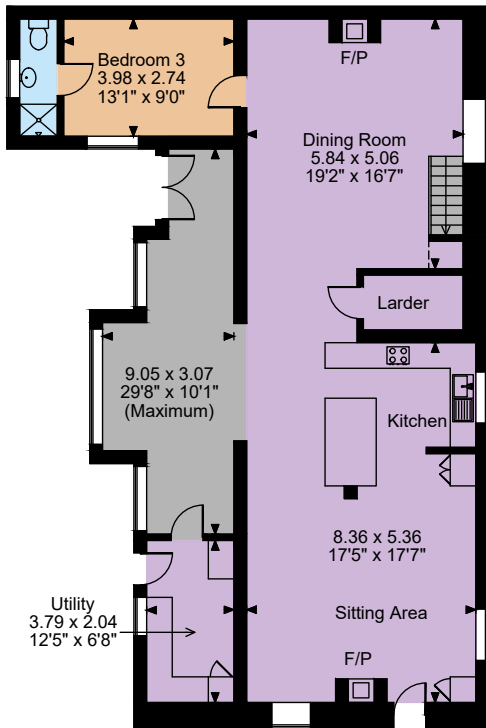
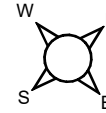
## Distances

- Newton Abbot town centre 2.0 miles
- Newton Abbot mainline station 2.7 miles
- Totnes 8.4 miles
- Exeter 19 miles
- Exeter Airport 22.7 miles

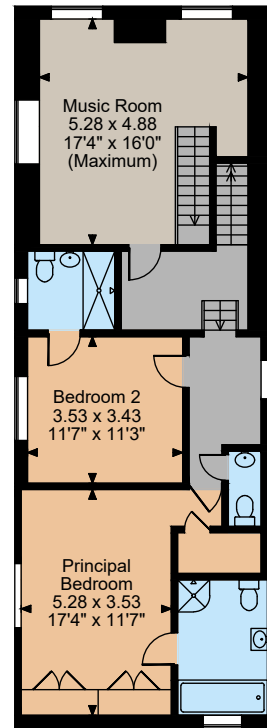
## Nearby Schools

- Canada Hill Community Primary School
- Bradley Barton Primary School
- Stover School
- Sands School
- Trinity School
- Coombeshead Academy
- Teign School
- Newton Abbot College
- Exeter College

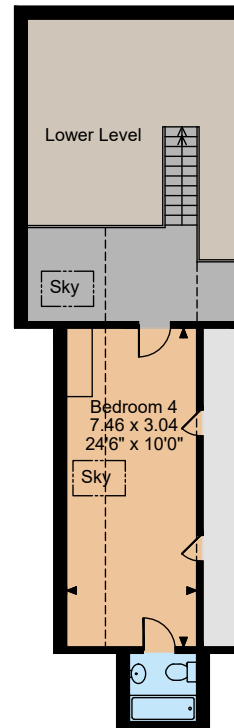




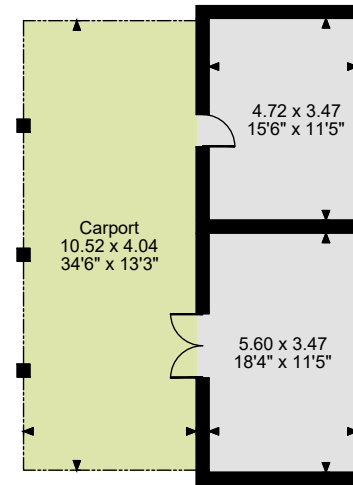
Ground Floor



First Floor



Second Floor



Workshop

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Floorplans

House internal area 2,706 sq ft (251 sq m)

Workshop internal area 397 sq ft (37 sq m)

Total internal area 3,103 sq ft (288 sq m)

For identification purposes only.

### Directions

TQ12 6BA

**what3words:** ///tent.deleting.initiated - brings you to the property

### General

**Local Authority:** Teignbridge Council

**Services:** Mains electricity, water and drainage.

Oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** E

**Planning Reference:** 23/02167/OUT. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

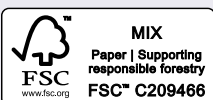
## Exeter

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