



Cleedon House

1 Old Totnes Road, Newton Abbot

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A characterful period house with spacious accommodation and far-reaching rural views, in a well-connected location

A charming six-bedroom detached period house set in a privileged position, less than a mile away from the market town centre of Newton Abbot. The property offers original features and a wealth of characterful accommodation, with light, airy reception rooms and large sash windows, overlooking half an acre of pretty grounds and surrounding open fields



5 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS + 2 W/CS



GARAGE + DRIVEWAY



0.5 ACRES



FREEHOLD



RURAL/TOWN



4,674 SQ FT



GUIDE PRICE £950,000



The property

Cleedon House is a handsome period property, providing more than 4,500 square feet of living space across four levels, and set in a delightful garden, all in a desirable setting. The two main ground-floor reception rooms are the sitting room and dining room. Both of which feature high ceilings, elegant cornicing, original cast-iron fireplaces and full-height bay windows welcoming plenty of natural light, looking out across the garden. Both rooms are well-proportioned and ideal for entertaining or relaxing. Further reception rooms include the useful home study and the sun room, which runs along the south-facing aspect of the ground floor and welcomes plenty of sunlight throughout the day.

Also on the ground floor, the well-equipped kitchen features fitted units to base and wall level, an Aga and space for a breakfast table, while the adjoining utility room provides further home storage. Upstairs, the first floor provides an additional reception room in the large family room, which could be used as a bedroom if required. There are four first-floor bedrooms, accessed via two staircases, including the

principal bedroom with its en suite bathroom. Two further well-proportioned rooms are located on the second floor. A further staircase leads to these top floor rooms, which may be used either as additional office space if working from home or, if preferred, as further bedrooms. The family bathroom is on the first floor, while the ground level provides a shower room. Additional accommodation includes the home gym, which is located on the lower ground level.

Outside

At the entrance to the property, the driveway offers ample parking and provides access to a detached single garage, suitable for additional parking, storage, or use as a workshop. The wrap-around garden extends to the sides and rear of the house, featuring well-maintained lawns, flowerbeds planted with a variety of perennials, and a selection of mature shrubs. Beautifully kept border hedgerows frame the garden, including an impressive arched topiary hedge, while several mature trees add to the sense of privacy and greenery.



Paved pathways and seating areas provide space to relax and enjoy the surroundings. Beyond the garden, the property backs onto open fields, affording picturesque rural views.

Location

Cleedon House is set in a well-connected position, just over half a mile from Newton Abbot town centre. The historic market town has a range of amenities, such as supermarkets, a community hospital, high street and independent shops, restaurants, cafés and pubs. It also offers an excellent choice of schooling, including state primary and secondary schooling, and the independent Stover School. The surrounding countryside provides scenic walks, as well as the nearby National Trust, with its trails along the River Lemon. The property is within easy reach of the beautiful south Devon coastline, English Riviera and Dartmoor National Park. The area is well connected by road, with the A38 providing access to the vibrant city of Exeter and the port city of Plymouth. Newton Abbot mainline station provides frequent services to Exeter St. David's, and direct to London Paddington (approximately three hours).

Distances

- Newton Abbot 0.6 miles
- Kingsteignton 2.4 miles
- Teignmouth 7.2 miles
- Totnes 7.2 miles
- Torquay 7.5 miles
- Exeter 19 miles

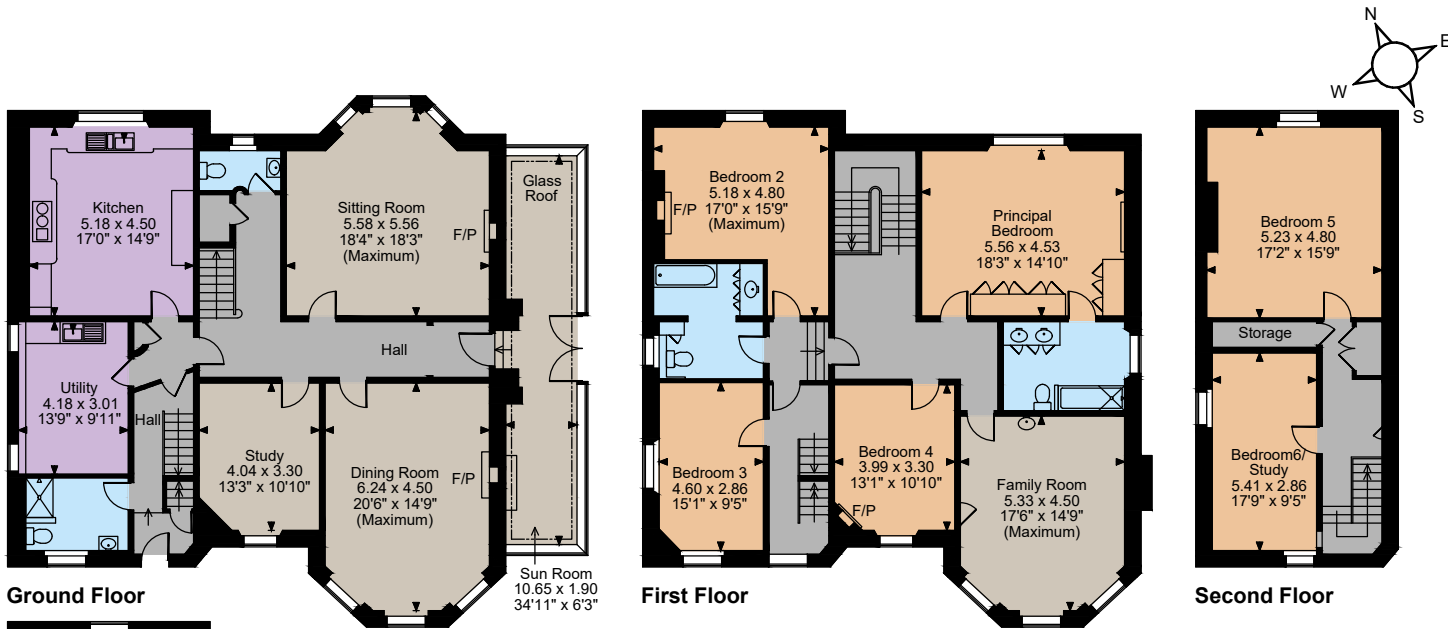
Nearby Stations

- Newton Abbot
- Torre

Nearby Schools

- Canada Hill Community School
- Sands School
- Trinity School
- Stover School
- Totnes Independent School
- The Greater Horseshoe School
- South Devon Steiner School
- Torquay Girls Grammar School

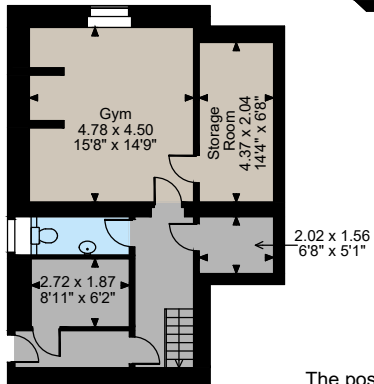




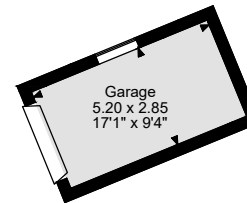
Ground Floor

First Floor

Second Floor



Lower Ground Floor



Garage
5.20 x 2.85
17'1" x 9'4"

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

Main House internal area 4,674 sq ft (434 sq m)
Garage internal area 160 sq ft (15 sq m)
Total internal area 4,834 sq ft (449 sq m)
For identification purposes only.

Directions

TQ12 1LR
what3words: ///score.parks.couple - brings you to the driveway

General

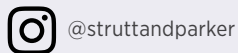
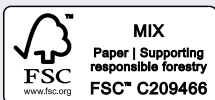
Local Authority: Teignbridge District Council
Services: Mains electricity, gas, water and drainage
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: F
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Exeter

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