



Grafton





# Grafton 31-33

Powderham Road, Newton Abbot, Devon, TQ12 1HB

Newton Abbot (train station): 0.75 miles, Teignmouth (seafront):  
7 miles, Exeter: 18 miles

**A handsome detached Victorian residence, situated within walking distance of the town centre and offering substantial family accommodation**

- Detached Victorian family home
- 2445sqft of accommodation
- Open-plan kitchen/breakfast room
- Double garage and off-road parking
- Freehold
- Wealth of period character
- Four reception rooms
- 5 Double bedrooms
- Pleasant outside space
- Council tax band: F

## Guide Price £600,000

### SITUATION

The popular residential area offers far-reaching views across the surrounding countryside and the town, while retaining an accessible location within walking distance to amenities. The parks at Decoy and Bradley Valley are a short walk away, with their wooded footpaths, tennis courts and football pitches, lake and windsurfing / kayaking opportunities.

The town centre is only a short walk away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. The grammar schools in Torquay and the Exeter secondary schools are also within easy reach. Nearby is the A380 which provides access to Torbay, Exeter and the M5 beyond, whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

### DESCRIPTION

Grafton is an impressive detached Victorian residence offering beautifully presented accommodation arranged over two storeys. Retaining many features synonymous with properties of its era, the house combines elegant period character with the convenience and comfort of modern living.

Extending to 2,445sqft, the accommodation includes four reception rooms and five double bedrooms, creating a versatile family home suited to a variety of requirements. The property is complemented by wrap-around gardens, off-road parking and a detached double garage.





## ACCOMMODATION

The sitting room is situated to the front of the dwelling and benefits from a large window providing plentiful natural light. An attractive marble fireplace forms a focal point to the room, while period detailing further enhances its character. The separate dining room provides an excellent space for formal entertaining and features a further fireplace together with many original features. In addition, the ground floor offers a comfortable snug and a separate home office, the latter providing an ideal environment for home working.

The kitchen and breakfast room act as the social hub of the home. Fitted with a range of country-style units complemented by wooden work surfaces, the kitchen flows seamlessly into a bright breakfast area featuring French doors, expansive glazing and a lantern-style roof, creating a superb entertaining space overlooking the garden. A rear lobby, utility room and shower room further enhance the practicality of the accommodation.

The first floor is accessed via a sweeping staircase leading to a spacious landing. The principal bedroom enjoys pleasant views towards Dartmoor and the Teign Estuary and benefits from an en suite shower room. Four further double bedrooms provide flexible accommodation for family members or guests, one of which also benefits from an en suite facility. The remaining bedrooms are serviced by a family bathroom comprising a bath, separate shower, wash basin and WC. Many of the bedrooms retain original fireplaces and fitted storage, further contributing to the property's character and charm.

## OUTSIDE

Areas of lawn are complemented by mature trees, hedging and established planting, creating a good degree of privacy. A patio terrace provides an ideal space for outdoor seating and dining, while a dedicated firepit area with handmade seating creates an attractive environment for social gatherings. A raised decked seating area offers further entertaining space and has been designed to accommodate a hot tub, if required.

To the rear of the property is a detached double garage equipped with power, lighting and an electric up-and-over door. A pedestrian door provides direct access to the garden, while off-road parking is situated immediately to the front of the garage.

## SERVICES

All mains services are connected. Gas fired central heating. Ofcom advises that ultrafast broadband is available and mobile coverage via the major providers is likely.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.

Tel: 01626 361101

Email: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk)

## DIRECTIONS

From the town centre, proceed towards the residential area in which the property is situated. Follow the local road network towards Grafton where the property can be found after a short distance on the left-hand side. For precise directions, prospective purchasers are advised to use the postcode in satellite navigation.

What3Words: [///handy.tunnel.ankle](https://www.what3words.com/#!/en////handy.tunnel.ankle)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 80        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  | 66                      |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

[totnes@stags.co.uk](mailto:totnes@stags.co.uk)  
01803 865454



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