

Wrigwell Cottage

Wrigwell Cottage

Bickington, Newton Abbot, Devon, TQ12 6NX

Newton Abbot: 3 miles, Exeter: 17.5 miles, Plymouth: 28 miles

A fine example of a sympathetically refurbished cottage in an accessible location, with grounds totalling 3.77 acres including pasture and outbuildings.

- Charming period cottage
- 1266sqft of accommodation
- Traditional reception spaces
- 3 Double bedrooms
- Freehold
- Tastefully presented
- Easy access to Plymouth and Exeter
- Impressive kitchen/breakfast room
- Versatile grounds
- Council tax band: D

Guide Price £580,000

SITUATION

Located on the rural outskirts of Bickington, the property is located just south of the A383/Ashburton Road, between Ashburton and Newton Abbot in the hamlet of Wrigwell. A short walk from the property is the village of Bickington with a church and village hall.

The nearby towns of Ashburton and Newton Abbot have vibrant communities and a lively range of shopping facilities. Ashburton boasts a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. Newton Abbot hosts a range of shops, cafes and restaurants via its high street as well as its food market and a vast range of supermarkets. Both towns feature sports clubs including cricket and football clubs plus sports centres in the form of Ashmoor Sports Club and Newton Abbot Leisure Centre.

There is a wide range of independent and state schooling located within easy access to the property, with state schools situated in the nearby towns and villages of Liverton, Ashburton and Newton Abbot. Stover independent school is 3 miles away from the property on the outskirts of Newton Abbot with schooling offered from ages 3-18.

The location allows easy access to the A38/Devon Expressway providing swift access to both Exeter and Plymouth, while the market town of Newton Abbot with its mainline railway connection to London Paddington.

DESCRIPTION

Wrigwell Cottage is an attractive period cottage offering well proportioned accommodation throughout. The property has been tastefully and sympathetically renovated by the current vendors during their tenure to offer a fine balance between traditional period features including exposed beams and feature fireplaces while benefiting from modern amenities such as double glazing and an impressive kitchen breakfast room. This blend of character and contemporary comfort creates a warm and inviting atmosphere ideally suited for both family life and entertaining.







Accompanying the property are its delightful grounds which are thoughtfully split between a formal garden and patio space and extensive pasture. This land is suitable for grazing in addition to versatile outbuildings provided by a former stable block.

ACCOMMODATION

An entrance hall provides access to the principal reception rooms, separated to create two-well proportioned spaces. The dining room features exposed beams and a fireplace with wood-burning stove, forming a practical and welcoming space. The sitting room lies adjacent enjoying a dual aspect with a traditional window seat and cast iron fireplace.

The kitchen/breakfast room is an impressive space fitted with white 'shaker style' wall and base units, quartz worktops and a range of integrated appliances including an induction hob, extractor fan and dishwasher. A breakfast bar provides further seating and worktop space with storage underneath and an outlook across the garden. A separate utility room adjoins the kitchen and provides access to the rear garden. In addition, from the entrance porch, is a cloakroom consisting of a wash hand basin and WC.

On the first floor, the property benefits from three double bedrooms. The principal bedroom is dual-aspect enjoying an outlook towards the property's ground while featuring a walk in wardrobe with a sliding door. The two further double bedrooms, both feature decorative cast iron fireplaces with space spare for storage. The family bathroom comprises a separate bath and walk-in shower, heated towel rail, wash hand basin and WC.

OUTSIDE

To the front of the property is a lawned garden enclosed by low-level walling. A gravelled driveway provides parking for several vehicles, with double gates leading through to the rear. The rear garden is predominantly laid to lawn and slopes away from the house, bordered by mature trees and hedging. A paved terrace adjoins the property and provides space for outdoor seating.

A detached stable block provides a useful storage space which could be used again for equestrian or livestock purposes, together with a covered hardstanding area with water connected. Beyond the garden lies enclosed pasture with separate road access. It gently slopes to the southern aspect and offers ideal space for grazing. In all, the grounds extend to 3.77 acres.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Ofcom advises that standard broadband and mobile coverage via the major providers is available to the property.

The current vendors have a Starlink internet connection to the property, which provide a significant increase in internet speeds to the property. A purchaser would need to setup their own Starlink contract, and infrastructure, to continue this.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

AGENTS NOTE

The stables and some of the land situated to the rear of the stables are subject to an uplift clause from a previous occupant which is valid until 2035. More information can be obtained by the agents.

DIRECTIONS

From Plymouth, take the A38/Devon Expressway exiting at Goodstone, following the A383 towards Newton Abbot. Pass Bickington and the Dartmoor Halfway Inn, and take the right turning signed to Wrigwell and Combe. The property can be found immediately on the left hand side.

What3Words: ///disengage.shields.penny







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.



Approximate Gross Internal Area 1266 sq ft - 117 sq m
(Excluding Outbuilding)
Ground Floor Area 660 sq ft – 61 sq m
First Floor Area 606 sq ft – 56 sq m
Outbuilding Area 328 sq ft – 30 sq m

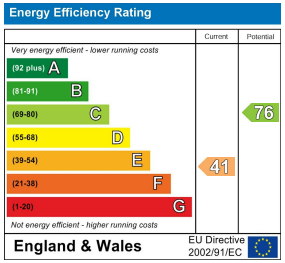


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

STAGS



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

totnes@stags.co.uk
01803 865454