



- A BEAUTIFUL PERIOD CONVERSION SET IN AN IDYLIC RURAL VALLEY
- WONDERFUL GARDENS AND GROUNDS WITH SWEEPING LAWNS
- SMALL PADDOCK, TIMBER OUTBUILDING AND EXTENSIVE PARKING
- CLOSE ACCESS TO THE SOUTH DEVON COASTLINE AND PICTURESQUE VILLAGES
- ATTRACTIVE, RUSTIC-STYLE KITCHEN BREAKFAST ROOM
- TWO BEDROOMS (ONE EN-SUITE) AND USEFUL GARDEN ROOM
- SOME LOVELY COUNTRYSIDE VIEWS

Lower Rocombe, Stokeinteighhead TQ12 4QL      £650,000

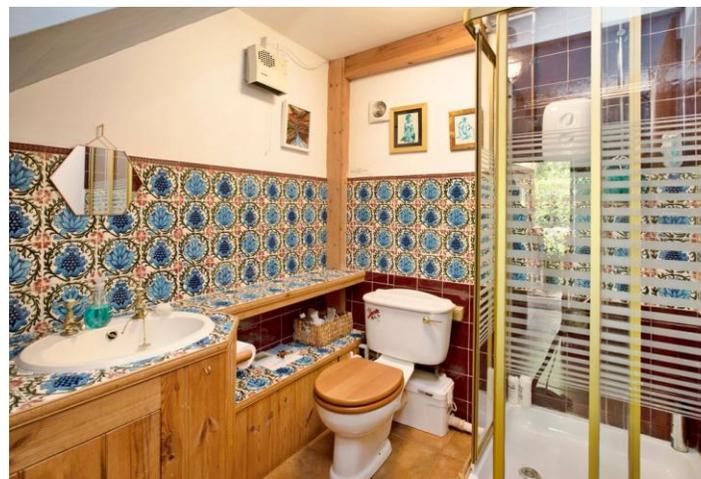
A beautiful Grade 2 Listed period conversion with character and outstanding gardens and grounds, with the plot extending to over an acre. Set in a pretty rural valley the accommodation comprises an open plan sitting/dining room, a rustic style kitchen/breakfast room and two bedrooms (one en-suite.) Shower room, garden room and some lovely countryside views.

## Property Description

### LOCATION

The pretty hamlet of Roccombe is set within a beautiful rural valley around one mile from the popular village of Stokeinteignhead. Stokeinteignhead is a popular and picturesque village characterised by a number of pretty cottages also set in a lovely valley. The village lies around 1.5-miles west of the Teign Estuary, the village of Shaldon and the appealing village of Maidencombe with a sandy beach and access to the wonderful South West coast path. Stokeinteignhead has a 14th Century Church and amenities include a well-regarded Primary School, a village stores, the popular Church House Inn, a community shop and a modern village hall. The village is surrounded by a good network of green lanes and bridle paths, making for good hacking. The resort of Torquay lies around 6-miles to the south with it's yachting marina, hospitals, the renowned Grammar Schools, promenades, grand hotels and wide range of facilities. There is a mainline rail link to London Paddington around 3-miles away at Teignmouth and the Cathedral City and County town and County Town of Exeter with its international airport, Red Brick University, fine dining and shopping at the Princesshay Centre is just over 20-miles away via the A380.





## DESCRIPTION

Lower Rocombe Thatch is a particularly attractive, "Grade 2" Listed thatched property, converted from a former barn, partially attached to the neighbouring property, which is also a "picture book" period cottage. The property has rendered and timber elevations set beneath a Devon thatch and has a charming country lane approach. The outside spaces that the property offers are really something quite special with pretty cottage-style gardens, a nature pond, a small orchard area, sweeping lawns with commanding views across the picturesque valley and a small paddock with timber outbuilding. The reverse level accommodation is rich in character and charm with a rustic-style kitchen/breakfast room with high-vaulted timber and beamed ceiling, and a fantastic open-plan sitting/dining room, also with a vaulted ceiling, a study area and with this room opening to a large timber terrace, a perfect spot to sit and enjoy the idyllic surroundings. The principal bedroom suite is very spacious with a good range of built-in furniture and a good quality en suite bathroom. There is a second double bedroom and a modern shower room. In addition there is a useful garden room, that could perhaps provide an occasional third bedroom. The property's surroundings and gardens have to be seen to appreciate the idyllic nature of the setting.

From the pretty courtyard at the rear of the property, a timber and part glazed stable door opens to the...

### ENTRANCE HALL

With coat hooks, a night storage heater and ceramic floor tiles. A timber staircase with under stairs cupboard rises to the upper floor. In addition, timber panel and latch doors open to...

### GROUND FLOOR BEDROOM (BEDROOM TWO)

An appealing room with a timber framed double glazed window overlooking the rear courtyard and a panel radiator.

### GROUND FLOOR SHOWER ROOM

The ground floor shower room is fitted with a three piece modern suite with beautiful picture tiled surrounds and with the suite comprising a shower cubicle with electric shower, a WC and a wash hand basin set into a tiled area of surface with shelf and cupboard beneath. Ceramic floor tiles, ladder style radiator/towel rail and an extractor fan.

### KITCHEN/BREAKFAST ROOM

A particularly lovely space, with a high-vaulted timber panel and beamed ceiling and ceramic floor tiles. A timber framed double glazed window overlooks the gardens. The kitchen is fitted with a good range of floor and wall mounted units with oak cupboard door and drawer fronts and extensive areas of modern composite work surface, with a one and a quarter bowl single drainer stainless steel sink unit with mixer set. There are particularly attractive tiled surrounds and a built-in Stoves ceramic hob with oven beneath. Built-in cabinets and plate rack. Space and plumbing for an automatic washing machine, space and plumbing for dishwasher and space for a fridge. Night storage heater and a high-set timber framed double glazed window. A panel door opens to the airing cupboard housing the lagged hot water cylinder and having slatted shelving.

### OPEN PLAN SITTING/DINING ROOM

A fantastic spacious room with exposed timber flooring and a high timber panel and beamed ceiling. A timber hatch with pull down ladder opens to the loft space, which is fully boarded and spans the entire width of the property. A timber framed double glazed door with full-height matching windows to either side opens to the expansive timber terrace with timber balustrades, this being a wonderful spot to sit and enjoy the views over the gardens. Two night storage heaters and dado height timber panelling to walls. The sitting area opens to a dining area. providing ample space for a large dining table and chairs and also having timber framed double glazed windows opening to a small Juliet-style balcony with a cast iron balustrade and good views down the lovely Rocombe valley. A further timber framed double glazed window also has wonderful views across the gardens. The dining area opens to a useful recessed study area, ideal for the placement of a desk etc. There is an electric panel radiator and from the dining area a timber staircase with feature panel surrounds descends to the...

### PRINCIPAL BEDROOM SUITE

A lovely space with timber effect flooring and an excellent range of Sharps cupboards/wardrobes with high gloss doors. A uPVC double glazed "tilt and slide" door with matching side panel leads to and overlooks the courtyard garden at the rear of the property. A louvre door opens to a deep recessed cupboard/wardrobe with hanging rail and shelf, and there is a further louvre door beside opening to a further store cupboard housing the recently refitted consumer unit and the electricity meter, as well as having a shelf. Also within the bedroom space there is an under stairs area with a large window that reveals a rustic timber-style shutter that opens to the approach lane.

### EN-SUITE BATHROOM

Attractively fitted with a high quality three piece suite, comprising a deep panel bath with mixer set, an attached shower screen, full height tiled surround and extractor fan over. Beside the bath there is a tiled area of surface with cupboard beneath, a Roca wash hand basin and a Roca WC, both with tiled surrounds. Timber effect flooring, electric towel rail and wall mounted Dimplex electric heater.

## OUTSIDE

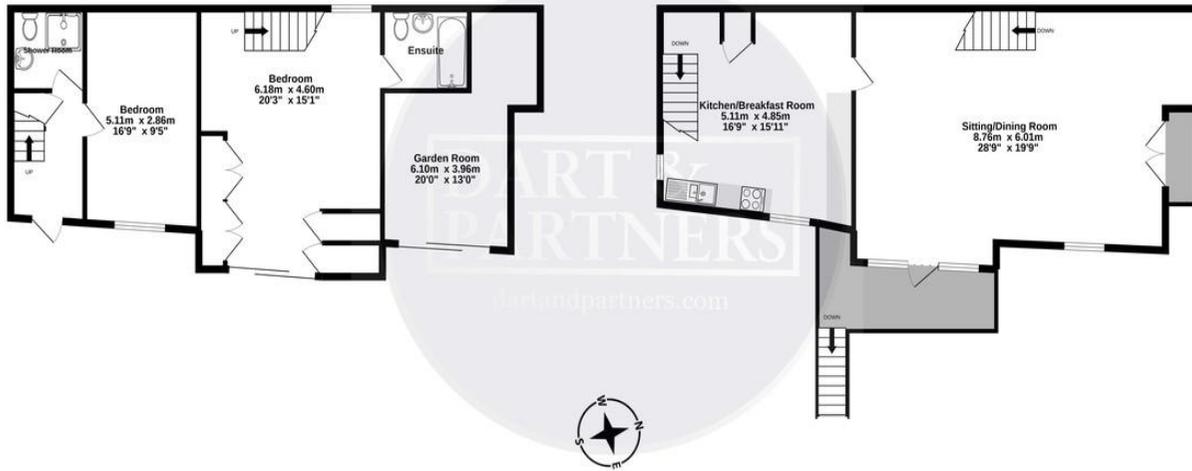
To the rear of the property approached from the courtyard garden, a timber effect uPVC double glazed sliding door opens to the useful GARDEN ROOM, providing good storage and having a strip light and power points, as well as housing the workings for the UV filtration system for the private water supply. The garden room provides scope for an informal third bedroom if required and also opens to a large under house void, providing good additional storage etc.

Approached from the lane, a wide splayed entrance opens to the expansive PARKING AREA, providing parking for several vehicles and also having gated access to the garden, as well as a mature raised bed with shrubs and flowering plants. From this area a gate opens to the attractive country cottage-style garden/entrance area, a lovely spot, ideal for the placement of pots etc and there is also a timber shed. From here, steps rise to the aforementioned timber terrace. A further gate opens to an attractive courtyard style garden, partially enclosed by recently replaced fencing, with an area of bedding and from here brick paved steps descend to the part under-cover entrance area with a raised ornamental pond with mature water plants. Steps and a pathway rise to the main expanse of garden which is particularly lovely with a sweeping lawn with various inset mature trees to include an apple tree, plumb and cherry trees and there is a weeping willow on the boundary, as well as a mature copper beach tree. The lawn rises to the upper area of gardens where there is a greenhouse and a plethora of mature shrubs and flowering plants, as well as a beautiful nature garden area with a large pond surrounded by water plants and lilies etc. Beneath the mature beach tree



Ground Floor  
71.0 sq.m. (764 sq.ft.) approx.

1st Floor  
71.0 sq.m. (764 sq.ft.) approx.



there is a charming sylvan setting with rhododendrons and, at the top of the garden there is a small orchard area with further mature apple trees. From the top of the principal area of garden, wonderful views are enjoyed across this idyllic rural valley towards rolling countryside. At the top of the garden an opening leads to a private pathway which runs along the bottom of the paddock with a five bar gate approach and natural boundaries with Devon bank, mature Ash trees and post and wire fencing.

The pathway leads to a timber shed and a stable building which, whilst in need of repair provides good scope for a replacement building.

TOTAL FLOOR AREA : 142.0 sq.m. (1528 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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