



## Combeinteignhead

- Charming Village Cottage
- 4 Bedrooms (master en suite)
- 2 Reception Rooms
- Conservatory
- Modern Family Bathroom
- Character Features
- Sought After Village Location
- No Upward Chain

Asking Price:

**£310,000**

Freehold

EPC Rating:F21



# Church Cottage, Combeinteignhead, TQ12 4RA

A charming character property in a sought after village location. Beautifully presented throughout the cottage offers spacious accommodation and retains many period features including beamed ceilings, feature fireplace with large beam, log burner with slate hearth and window seats. With four bedrooms and two reception rooms the property benefits from newly installed electric central heating. The property will appeal to a wide range of buyers looking for a characterful cottage in a beautiful River Teign village.

Church Cottage is located in the very heart of the highly sought after village of Combeinteignhead and is just a short stroll to the popular Wild Goose Inn and adjacent to the ancient church. Also close to hand is the famous Combe Cellars Inn, itself on the banks of the picturesque River Teign flowing down to the coast and Teignmouth.

### Accommodation

A open canopied wooden porch leads to the farmhouse style dining room with tiled flooring, window seat, beamed ceiling and decorative rayburn (*recently disconnected*). The lounge is a spacious, light and airy room with beamed ceiling, window seat and feature fireplace with slate hearth, wood burner and beam over. There is a modern fitted kitchen/breakfast room with a range of shaker style units, oak work surfaces, Belfast sink and integrated appliances including fridge, dishwasher and a range cooker. Off of the kitchen there is a conservatory/sun room with French doors to the gravelled courtyard. Upstairs there are four bedrooms, master with fitted wardrobes and an en-suite shower room. There is also a bathroom fitted with a modern white suite.

### Ground Floor

- Entrance Porch
- Dining Room 13' 7" (4.14m) x 8' 9" (2.67m)
- Kitchen/Breakfast Room 11' 0" (3.35m) x 11' 0" (3.35m)
- Conservatory 10' 10" (3.3m) x 4' 6" (1.37m)
- Lounge (irregular shape) 22' 7" (6.88m) x 13' 1" (3.99m) (max)

### First Floor

- Landing
- Bedroom 1 15' 0" (4.57m) x 9' 5" (2.87m)
- En Suite Shower Room
- Bedroom 2 11' 4" (3.46m) x 11' 3" (3.43m)
- Bedroom 3 11' 5" (3.49m) x 9' 0" (2.75m)
- Bedroom 4 7' 5" (2.27m) x 7' 5" (2.26m)
- Bathroom

### Outside

Enclosed low maintenance gravelled area to the rear.

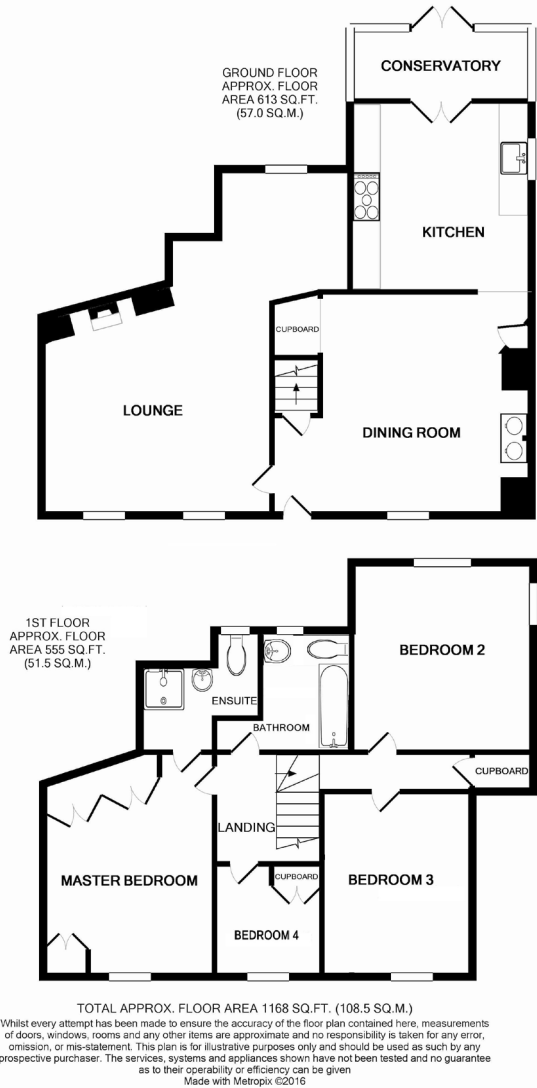
### Agents Notes

- Council Tax Band: Band D
- Electric Central Heating

### Directions

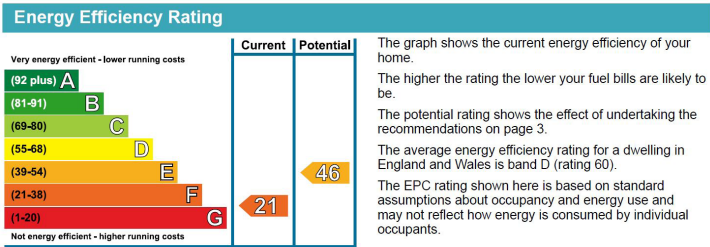
From the A380 Penn Inn roundabout take the exit sign posted Combeinteignhead. Continue uphill on the Shaldon Road for approximately 2 miles and you will enter the village of Combeinteignhead. Pass the village hall and car park on your left hand side. Turn right at Coombe Garage (signposted for Stokeinteignhead / The Wildgoose). The property can be found on the right hand side.

### Floor Plans - For Illustrative Purposes Only



### Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.