



The Linney



# The Linney

Lower Yalberton Farm, Long Road, Paignton, TQ4 7PQ

A detached country home with extensive grounds, far-reaching views and versatile accommodation

- Elevated position with far-reaching views
- Scope for multi-generational living or income
- Approximately 5.46 acres
- Spacious kitchen/dining room and sitting room
- Freehold
- Detached home offering privacy and versatility
- Potential to convert garage (STPP)
- Two pasture fields and areas of woodland
- Character features including vaulted cellar
- Council tax band F

Guide Price £1,000,000

## SITUATION

The Linney enjoys a wonderfully private and elevated position on the edge of Lower Yalberton, surrounded by rolling Devon countryside yet within easy reach of Paignton and the South Devon coastline. The setting offers a rare combination of seclusion and accessibility, with nearby amenities, schooling and transport links readily available.

The property is ideally placed for access to the English Riviera, with its renowned beaches, coastal walks and sailing waters, while the nearby towns of Totnes and Newton Abbot provide a broader range of facilities and mainline rail connections.

## DESCRIPTION

Occupying an elevated position with far-reaching views, The Linney is a detached home offering privacy, space and versatility.

The accommodation is well suited to family living, multi-generational occupation or those seeking income potential, with scope to convert the adjoining garage, subject to any necessary consents. The land and setting lend themselves to a variety of lifestyle uses, including smallholding or equestrian interests.

The property combines character and practicality, with well-proportioned rooms and features including exposed stonework and a striking vaulted cellar.



## ACCOMMODATION

The property can be entered via the main entrance hall or directly into the kitchen/dining room from the terrace, providing a practical and flexible arrangement for everyday living.

The kitchen/dining room forms the central hub of the house, offering a generous and sociable space with direct access outside. This leads through to the sitting room, a particularly well-proportioned and inviting room, featuring a fireplace with log burner and an attractive outlook.

Beyond are a range of useful ancillary spaces including a utility room, cloakroom with WC and a plant room. A notable feature is the cellar, with its exposed stone ceiling, providing a characterful and versatile additional space.

On the first floor, a spacious landing gives access to the bedrooms. One bedroom benefits from an en-suite and direct access to a terrace, enjoying elevated views. There is a further large bedroom, together with a smaller bedroom or study positioned above the garage, and an additional large bedroom with en-suite facilities, providing flexibility for family or guests.

## OUTSIDE

The property is approached via a sweeping private driveway, rising gently through mature planting and leading to a generous parking and turning area alongside a detached double garage.

A large paved terrace extends from the kitchen/dining room, creating an excellent space for outdoor dining and entertaining. In addition, a further terrace adjoins a first floor bedroom, providing an elevated seating area with attractive views over the surrounding countryside.

The grounds extend to approximately 5.46 acres and are a particular feature of the property. These include two pasture fields, one of approximately 1.4 acres and a second of approximately 0.89 acres, both well suited to a range of uses. The remaining land comprises gardens, informal grounds and areas of natural woodland, interspersed with mature trees and hedgerows, creating a private and picturesque setting.

## SERVICES

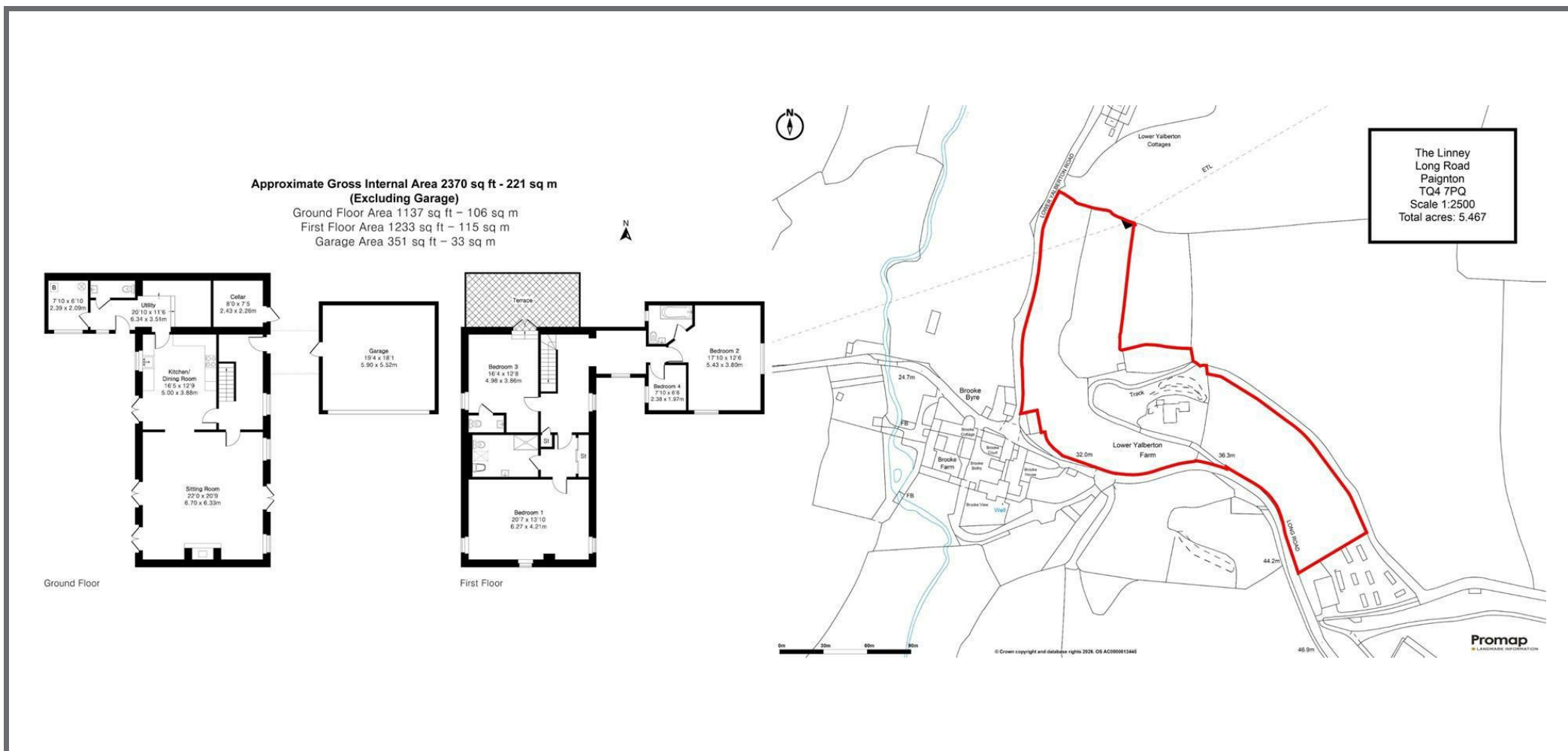
Mains water and electricity. Private drainage. Oil-fired central heating.

According to Ofcom, standard broadband is available and mobile coverage is reported as good outdoors for EE, O2 and Vodafone, with more limited coverage on Three. Indoor coverage may vary depending on provider.

## DIRECTIONS

From the Stags office in Totnes, proceed along Coronation Road and at the roundabout take the first exit onto Bridgetown. Continue up Bridgetown Hill, joining the A385 towards Paignton. After approximately 2 miles, turn right signposted for Aish and continue along Aish Road. Follow the road into Stoke Road, before turning right onto Long Road. Continue along Long Road, where the entrance to The Linney will be found on the right-hand side via a private driveway.





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 |         |           |
| (82 plus) <b>A</b>                          |         |           |
| (61-81) <b>B</b>                            |         |           |
| (49-60) <b>C</b>                            |         |           |
| (34-48) <b>D</b>                            |         |           |
| (19-33) <b>E</b>                            |         |           |
| (9-18) <b>F</b>                             |         |           |
| (1-8) <b>G</b>                              |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |
| EU Directive 2002/91/EC                     |         |           |

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