

Netherton Ridges, Netherton, Devon







An impressive family house set in a large garden in an **elevated position** with views across hilly, unspoilt countryside.

Summary of accommodation

Hall | Sitting room | Snug | Conservatory with sun deck | Kitchen/diner | Guest bedroom with en suite shower room | Two further double bedrooms
Family shower room

Landing with study area | Principal bedroom with balcony, walk-through dressing room and en suite bathroom | Under-eaves storage

Parking | Tandem double garage | Undercroft | Fuel store | Garden | Vegetable garden with garden store and polytunnel

In all about 0.69 acre (0.28 hectare)

Distances

Combeinteignhead 0.5 miles, A381 2 miles, A380 3.5 miles Newton Abbot town centre 4.5 miles (Exeter 20 minutes, Bristol 1 hour 22 minutes

Paddington 2 hours 30 minutes), Torquay 8 miles, Exeter city centre 19 miles, Exeter Airport 21 miles (London City Airport 1 hour)

Plymouth city centre 34 miles

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com





Location

Netherton Ridges is situated amidst open, unspoilt countryside on a tall ridgeline about a mile inland from the estuary of the River Teign. The ridgeline separates the hamlet of Netherton and the village of Combeinteignhead, which is a thriving community with a parish church and two popular pubs, The Wild Goose Inn and The Coombe Cellars, which is right on the estuary. The house is conveniently close to the market town of Newton Abbot, which has a good selection of shops and local businesses capable of meeting most day to day needs, including a choice of large supermarkets. For wider needs Exeter city centre is only a 40-minute drive, Newton Abbot also a railway station providing services to Exeter, Plymouth and Bristol plus a fast, 2.5 hour service to Paddington. Other local transport links include easy access to the A381 down to Torquay and Paignton and the A380 to the M5 and Exeter. The wider area also offers a wide choice of schools from both the state and independent sectors including five good primary schools within a two-mile radius.





Netherton Ridges

Surrounded by beautiful countryside and positioned on a ridgeline, Netherton Ridges has fantastic, sweeping views over the surrounding area as the land drops down to the River Teign to the north and into the valleys on either side of the ridge. The house, which was built in 1947 and is T-shaped, has been extended and improved over the past 77 years and is now a delightful and characterful family home that takes full advantage of its wonderful setting and is well presented both inside and out.





The exterior is protected with painted render under a hipped, tiled roof and has a north/south axis and tall double glazed windows that capture the view perfectly. The kitchen/diner and sitting room are all triple aspect and consequently are filled with natural light throughout the day. To supplement this the conservatory with its fringing sundeck faces west with sweeping views from south through to north so that even in the depths of winter the views can be appreciated whatever the time of day. The sitting room, snug and conservatory are connected via glazed concertina doors creating a larger entertainment space when needed. The kitchen/diner is open plan and creates a wonderful large space with separate seating and dining areas. The kitchen is fully fitted with cream and blue coloured units under timber and black granite work surfaces, 'double butler's sink and a range cooker inset in a range fireplace. On the far side of the centrally positioned hall is a wing incorporating three double bedrooms and two shower rooms, one of which is en suite.

The upper floor is contained within the roof space and, apart from extensive under eaves storage and the landing incorporating a study area, is given over to the principal bedroom suite, which has an east-facing balcony and a walk-through dressing room to its own en suite bathroom.



Garden and grounds

Netherton Ridges sits centrally within its grounds, which are enclosed by mature hedging and amount to just under three quarters of an acre. It is approached off the passing lane via a short, gravelled driveway that leads to a large turning circle around a lozenge-shaped lawn with a mulberry tree. On one side of the turning circle is a good-sized, tandem double garage, beside which is the garden store and a polytunnel.



As the property is positioned at the top of the ridge, the garden is mostly level and only slopes gently away from the house behind it. This drop in ground level allowed the creation of an undercroft for storage beneath the conservatory. The garden is designed to be easily maintained and consists of lawn studded with a mix of broadleaf and evergreen specimen trees along with several fruit trees.

Supplemented by the boundary hedge plus additional lengths of hedge

within the garden, the trees provide plenty of shelter to the house during inclement, stormy weather. In all the garden extends to about 0.69 acre (0.28 hectare).

Services

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

Directions (Postcode: TQ12 4RH)

What3Words: climbing.menu.overpaid

Heading south on the A380 towards Torquay, as it bypasses Newton Abbot to the east, take the A381 exit, signed to Newton Abbot, Totnes and Kingskerswell. After a quarter of a mile at the roundabout take the first exit onto Shaldon Road, signed to Combeinteignhead. Continue onto Cross Hill after a mile and a half and then after a further third of a mile turn right onto Ridge Road. The driveway entrance to the property will be found on the right after 160 yards.

Property information

Tenure: Freehold

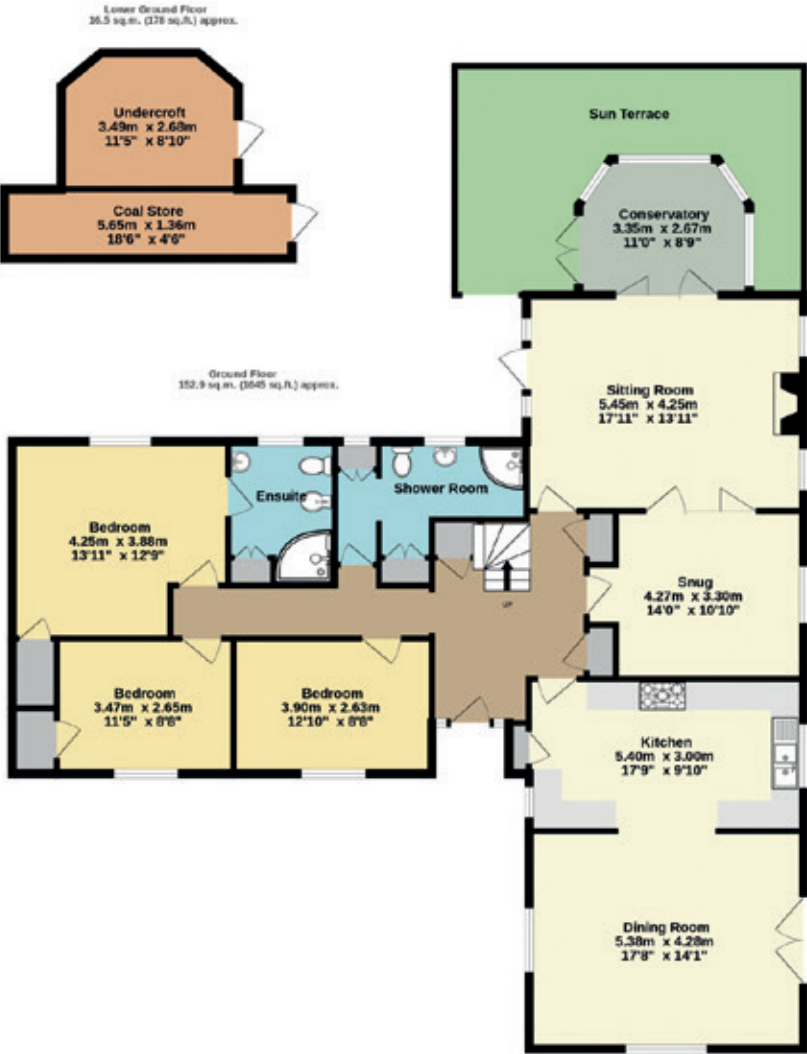
Local Authority: Teignbridge District Council (www.teignbridge.gov.uk).

Council Tax: Band G

EPC Rating: D

Guide Price: £850,000





Approximate Gross Internal Floor Area

311.9 sq m (3357 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com