

Forder Cottage
Denbury, Newton Abbot, Devon, TQ12 6EQ

HOWARD DOUGLAS

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AN INDIVIDUAL COUNTRY PROPERTY COMPRISING MAIN HOUSE AND SEPARATE ANCILLARY BUNGALOW
PLUS STABLING, PADDOCK, IMPOSING DRIVE AND AMPLE GARAGING

TWO UNITS OF ACCOMMODATION ● TWO BEDROOM TWO BATHROOM ANCILLARY BUNGALOW
FOUR BEDROOM TWO BATHROOM MAIN HOUSE ● APPROACHING SIX ACRES ● IDEAL EQUESTRIAN PROPERTY

Guide Price - £1,600,000

Situation and Description

Forder Cottage is situated in a lovey rural, yet not remote, setting in the heart of the South Devon countryside between Ashburton and Denbury. The village of Denbury, around 1.5 miles, has a primary school, church, pub and village hall. There is also a country pub, The Rising Sun, along the lane towards Ashburton. The A38 takes just 8 minutes by car and links the two Devon cities of Exeter and Plymouth. Ashburton has an excellent range of everyday shops and amenities including a community arts centre and secondary school.

The whole property is set in approaching six acres and includes flexible accommodation within two distinct parts, ideal for multi-generational living. It may also lend itself for income generating opportunities, subject to any required consents.

Forder Cottage

The main dwelling is a period property that has evolved over the years to a four bedroom family-sized home with character features. A spacious hall with cloakroom off leads to the ground floor accommodation with two characterful reception rooms, a dining room with wall panelling and a generous sized kitchen-breakfast room with AGA and separate utility/boot room. There is a ground floor bedroom plus three first floor bedrooms with two bathrooms. Several of the rooms have far reaching views over neighbouring countryside.

Main Reception Room 23'3" x 14'6" reducing to 10'10"
Kitchen-Breakfast Room 25'4" x 10'10"
Ground Floor Bedroom 12'8" x 8'9"
Bedroom 1 17'4" x 12'7"
Bedroom 2 12'3" x 11'7"
Bedroom 3 11' x 11'

Ancillary Accommodation

Living room and Kitchen 31' x 14'2" overall
Bedroom 1 16'5" x 14'4"
Bedroom 2 17’ x 12'10"

Outbuildings

Double Garage 19’7” x 19’7”
Second Garage 16’6” x 16’6” plus shed area
Stable 1 16’ x 11’
Stables 2 and 3 11’ x 11’
Hay Store 11’ x 11’

Services
Mains water and electricity. Private drainage. Oil-fired central heating. PV panels producing a useful income from the feed-in tariff.

The Ancillary Accommodation

This is in the form of a single-storey detached building some distance from the main property and with potential for its own access drive. It has stylish modern accommodation including a semi-open plan living room with wood burner and fitted kitchen, separate laundry room and two large bedrooms with a bathroom and shower room.

The Outside

The main entrance from the lane is via an imposing pair of electric wrought iron gates with a stone-chipped drive that bears left to the main house or right to the ancillary accommodation. The drive to the left culminates in an extensive parking and turning area for multiple vehicles and with a large detached double garage with electric remote door and loft area over. There is lapsed planning for a substantial Billiards Room building and WC facilities. Either side of the drive are formal garden areas of around an acre in total with well planted beds, lawns and a pond with water feature.

By the main house is a useful boot room, WC and outhouse with pet's shower. Bearing right off the main driveway the ancillary accommodation can be found with the driveway continuing to a large detached garage building and secondary access to the lane with wide galvanised metal gate.

On the left of the drive are three timber stables and a hay store beyond which is the paddock of around 4.8 acres - offering the perfect equestrian set-up. There is a strip of land on the other side of the lane, opposite Forder Cottage.

Accommodation

Principal Room Sizes Are As Follows:

Main House

Reception Hall 16'9" x 9' overall
Living Room 18'8" x 11'10"
Dining Room 11'6" x 8'6"

Directions

Travelling towards Plymouth on the A38 take the exit just before Ashburton signposted Woodland and Denbury. Stay on this road for around 2.5 miles (passing the Rising Sun pub on your left) and take a right at Moor Foot Cross. The entrance to Forder Cottage will be found along this lane after a few hundred yards on the right.

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