



**JOHN COUCH**
THE ESTATE AGENT

Langham Deane Road
Stokeinteignhead Devon
£945,000 Freehold



Langham Deane Road Stokeinteignhead
Devon TQ12 4QF

£945,000 Freehold



Bespoke village house with four/five bedrooms, generous living spaces, double garage and workshop discretely set behind old stone walls that conceal beautiful country gardens that blend seamlessly with the surrounding countryside

- Living room ■ Dining room ■ Conservatory ■ Kitchen
- 4 bedrooms ■ Study ■ Mezzanine gallery ■ Large loft
- Garage ■ Workshop ■ Glorious country gardens

FOR SALE FREEHOLD

Commissioned by a local quantity surveyor the house name derives from the architect whose bespoke design resulted in this exceptional home. Externally the house was designed to blend into its traditional surroundings with the interior showcasing individual architectural details that combine to create a rather special property. The large loft space and workshop both lend themselves for conversion to provide further accommodation if needed. *(Subject to the necessary planning consents).*

LOCATION

The desirable conservation village of Stokeinteignhead is set amidst rolling Devon countryside and is a thriving community grounded in its agricultural roots with a well-regarded village pub, community-run shop, village hall, c14th Church and primary school.

There are bridle paths and green lanes on the doorstep and the spectacular Devon coastline is close by, with the nearest beach being at Maidencombe which has a charming thatched pub and beach café. The wonderful lifestyle on offer is supported by the nearby waterside village of Shaldon to the east and to the west St Marychurch provides excellent day to day amenities and is also home to Torquay Golf Club with Torquay town and harbourside approximately 4.5 miles distant.

INTERIOR

Double doors set beneath a covered porch open to an entrance lobby where further double doors reveal the spacious entrance hall where the architectural details that makes this home unique start to reveal themselves.

To the right side is the large kitchen which has been well fitted with quality wall and base units that incorporate some integrated kitchen appliances. The kitchen is fitted on two sides leaving space for a kitchen table if desired with a large window flooding the room with natural light and framing views over the gardens to the front. To the rear is a fully fitted utility room with a further door to the rear courtyard.

Returning to the hallway double doors open to the large dining room which has a vaulted ceiling and a gallery to the upper floor mezzanine. From the inner hallway a few steps descend to the sitting room which is an expansive room spanning the width of the house with windows to three sides and a partially vaulted ceiling which adds a sense of drama and volume. A traditional stone faced fireplace has a flame effect fire creating a cosy focal point on colder days.

VIEWING BY APPOINTMENT ONLY

Double doors to the rear open to the lovely bright conservatory where doors give access to the outside with further doors opening into the dining room thus creating excellent flow between the living spaces.

The inner hallway showcases some of the fabulous bespoke joinery that gives the property such character with a fine example being the interior doors – one of which opens to reveal an excellent cloakroom with adjoining WC. A wide open tread staircase gently ascends to the first floor level where there are four/five bedrooms.

The upper hallway opens up to reveal a cosy mezzanine area that is currently configured as a library with a gallery overlooking the dining room below.

The principal bedroom has a wall of fitted wardrobes with windows to two sides providing views across village houses to the rolling hills beyond. An en-suite bathroom has a bath and shower. There are three further bedrooms, all with built-in wardrobes, two have garden views to the front whilst the third has pretty views over the village to the rear. Completing the accommodation is a family bathroom and a study which could be used as an additional bedroom.

A loft hatch with pull-down ladder gives access to the loft space which runs the full length of the house and would lend itself to being converted if additional accommodation is required (subject to building regulations and planning consent).

OUTSIDE

Despite being located in the heart of the village Langham is very privately set with traditional stone walls on the roadway boundary with a courtesy gate into the garden and double wrought-iron gates opening to the driveway which leads to the double garage.

The gardens are a haven of peace and tranquillity with a rural atmosphere in total sympathy with its bucolic setting. Landscaped in a natural style and cleverly laid out to provide seating areas that follow the trajectory of the sun throughout the day there is an abundance of shrubs, a rose garden and specimen trees that include weeping pear, strawberry and African flame.

A large, paved terrace is partially covered with a pergola that incorporates lighting and makes a wonderful place to entertain family and friends on lazy summer afternoons and evenings. The gardens are a total delight with steps and pathways laid out to create a garden route taking in all the different areas with an additional pathway allowing access around the rear of the house where there is a small courtyard garden.

The double garage has windows for natural illumination and a door to the rear pathway whilst the neighbouring workshop also has a cloakroom/WC.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival. The nearby towns of Newton Abbot and Teignmouth both have good shopping and facilities with Teignmouth also having a station, theatre, pier and seafront promenade.

COMMUNICATIONS Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. From Newton Abbot there is good access to the vibrant cities of Exeter, Plymouth and the M5 motorway.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND G (Payable Teignbridge District Council 2025/26 £4131.85)

MOBILE PHONE COVERAGE EE, O2 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)











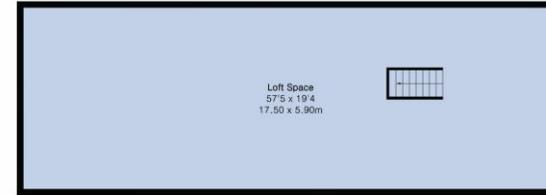


Approximate Gross Internal Area 4334 sq ft - 403 sq m

Ground Floor Area 1977 sq ft – 184 sq m

First Floor Area 1246 sq ft – 116 sq m

Loft Floor Area 1111 sq ft – 103 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

**JOHN COUCH**
THE ESTATE AGENT



Zoopla rightmove



www.johncouch.co.uk

IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.