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The Walled Garden  
Daracombe Park | Mile End Road | Newton Abbot | TQ12 1RW

# The Walled Garden

This stunning, award winning house is testament to the professional skills and meticulous attention to detail of the owners/developers during its design and construction. A better, more centralised location for such a superb home could hardly be imagined.

"We welcomed the challenge to create this special home, on a sizeable plot, within the walls of what was once the kitchen garden of Daracombe Hall. We salvaged a lot of local limestone from derelict outbuildings, meticulously re-worked the stones back to their original beauty and utilised them to build this contemporary design, single storey house which blends seamlessly into its surroundings. Built to an extremely high specification, the bright and spacious house is full of innovation and luxury to provide ease of living, together with the highest possible environmental standards. We carefully designed its layout to be adaptable and welcoming. At the heart of this is the large kitchen/dining/family space, which, with its bi-fold doors opening out onto a terraced garden, becomes the perfect space for gatherings of friends and family.

There is an almost Spanish feel to parts of the garden, with its enclosed courtyards and terraces, though of course this does also hark back to the original walled garden heritage of the site. Combined with classical lawns and herbaceous beds, together with boundary hedging, the garden has something to suit every mood. We also included raised vegetable beds adjacent to the kitchen. There are many idyllic places for al fresco dining, or to relish the surrounding peace and tranquility."

"The Walled Garden is beautifully tucked away, yet everything required is extremely close to hand. It is just a short walk into Newton Abbot, which caters for all your daily needs; including the delights of a weekly farmers' market, independent shops and a family owned department store, together with the advantage of the mainline station for journeys to London Paddington or Penzance. There is also easy access to major road links. There is an extensive choice of excellent educational and sporting facilities, including Stover golf course which is an 18 hole course, highly regarded locally. Close to the house are the unique environs of Dartmoor National Park, the cultural centres of Dartington and Bovey Tracey, wonderful local villages, towns and cities and trips to the many coastal locations are delightfully simple."

"Each time we cross the threshold into the house, we do feel we have created a home that is charming and special and one that will bring much happiness."\*

Matt and Heather

\*These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The property sits in approximately half an acre of garden, within the walls of the historic walled garden, in Daracombe Park in the village of Highweek. Daracombe Park is entered via a security gate and The Walled Garden is located at the end of the sweeping driveway. Even though the property is secluded it does have the advantage of being on a select private development, so you will never be lonely and the security couldn't be better.

When I visited The Walled Garden, as the selling agent, I considered who would buy this magnificent property. It became apparent that this property will suit various buyers, families, couples and seasoned travellers, as it low maintenance, perfectly proportioned and is the perfect lock up and leave.

The builders of this home are the award winning Pavilion Homes and they have not left a stone unturned. It will capture the interest of many people and I can assure you, you will not be disappointed with the finish.

A bespoke hand-made kitchen with a full complement of Neff appliances, luxury designer bathrooms, an extensive network of television, telephone and data point wiring, porcelain or oak flooring throughout, just to name a few. Energy efficiency and low running costs were also important factors, so the builder has installed two air source heat pumps for the under floor heating throughout, aluminium coated windows and a rainwater harvester.

You can enjoy the garden views from the property from the ceiling to floor powder coated aluminium windows in the kitchen, sitting room and the master suite. The kitchen space lends itself to family living or for more professional entertaining. The room leading from the kitchen would lend itself to more formal dining, an additional bedroom, snug or second office – the room has an outlook into the pretty walled courtyard and has separate access if needed. The office overlooks the front entrance courtyard through the full height windows – another room which could be used for a number of purposes.

To the South side of the property the bedrooms are located. The master suite with the luxury ensuite shower room has full length windows for you enjoy the garden in the comfort of your private space. The other bedroom suite offers luxury fitted ensuite shower room and faces the pretty front courtyard entrance. The south facing third bedroom, is a generous double bedroom with its own outside private space and shares its luxury bathroom with the fourth bedroom, also a generous double.

Outside the original walled garden remains, along with a lower level garden with flowering shrubs and trees, currently growing throughout their early years. From the sun terrace, located by the kitchen, you can sit and enjoy the privacy the walled garden offers, and the windows along the kitchen are bi-folding doors to really bring the garden into the property.

If parking is important to you, you can either use the double garage or drive providing a good amount of space, all accessed via a private gated entrance.

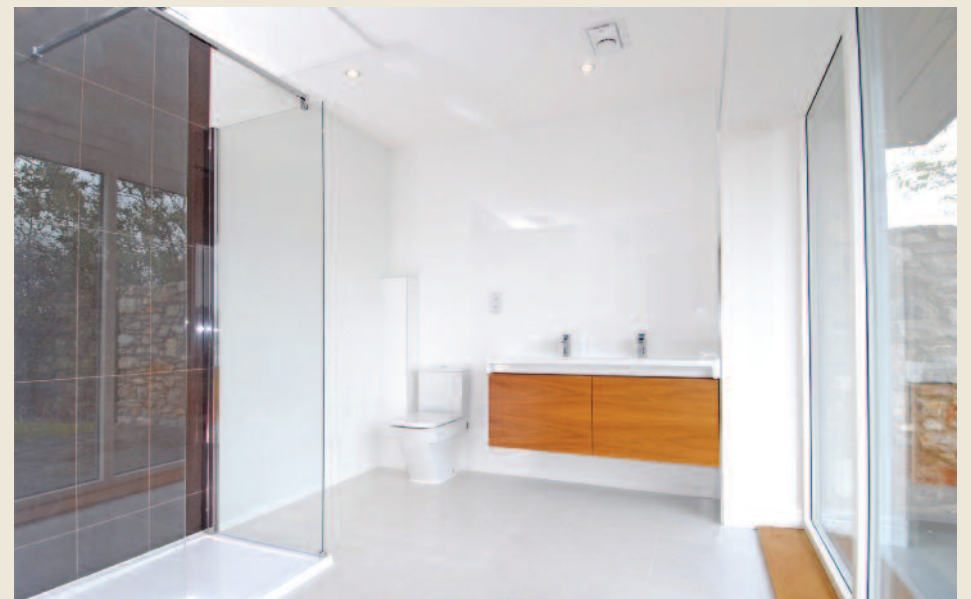
To the rear of the garden you can access additional private parking, perfect for a boat or additional vehicles, accessed via the country lane.

I really cannot tell you how special and amazing this property is inside and out on paper; with a little bit of imagination anyone could place their items into this property and make it their home. Please contact us to view.

#### Area Description

The town of Newton Abbot is centrally located in South Devon between Exeter, Totnes, Torquay and Plymouth. The area is extremely well served with good transportation with the A38 dual carriage way to either Plymouth/Cornwall or Exeter onto the M5 to further your journey. There is a main line railway station to London Paddington or Penzance and regular buses run locally. The closest airport will be Exeter which offers both scheduled and holiday charter flights within the United Kingdom and Europe.







Around the area you will find many walks, parks and leisure facilities. Stover Country Park is a local nature reserve only 2 miles from the property. Here you can take a pleasant stroll around the lake or explore further along the nature trails. You can also experience, Newton Abbot Country Park, Bradley Park and woods and of course Dartmoor National Park. Newton Abbot is in the enviable position where it sits on the edge of Dartmoor National Park but also has access to the numerous beaches around the area. So whether you like the moor or coast we have it all. The leisure facilities include Newton Abbot Leisure Centre, Newton Abbot Cinema, and bowling clubs and there are five golf courses from 2 to 18 miles from The Walled Garden. There are also many clubs and societies offering a range of activities.

Newton Abbot is a thriving market town in Devon situated at the head of the beautiful Teign estuary. The town centre gives a wide choice to both residents and visitors. There are a number of well-known supermarkets with good parking facilities. In Newton Abbot town centre part of it is a pedestrian precinct giving shoppers easy access to a number of well-known chain shops as well as individual independent shops. There are cafes and restaurants and all the major banks have branches in Newton Abbot as well as Building Societies. Newton Abbot also has a hospital situated at Jetty Marsh.

The area is served by many schools, most of which are classed as outstanding or good by Ofsted.

#### PRIMARY SCHOOLS

In addition to those in Newton Abbot itself many of the surrounding villages and towns have excellent local schools on the doorstep such as; Denbury, Blackpool School, IIsington, Ashburton and Bovey Tracey.

#### SECONDARY SCHOOLS

We are also very fortunate to have a grammar school system still in place in our area. Both Torquay Boys and Torquay Girls Grammar Schools have outstanding reputations and are served by our train and bus services from Newton Abbot. Within easy distance and on the bus route is South Dartmoor Community College, an academy school rated as 'outstanding.'

#### STOVER SCHOOL – INDEPENDENT PRIVATE SCHOOL

Offers a nursery, prep school and senior school for both day pupils and borders. Stover school has a very good reputation and is another high achieving school. Stover is less than 2 miles from The Walled Garden.

Other schools and colleges include, Newton Abbot College, Coombeshead Academy, Teign Academy School and Trinity Independent School.



## The Walled Garden

Approximate Gross Internal Area = 265 sq m / 2852 sq ft  
 Garage = 32 sq m / 344 sq ft  
 Total = 297 sq m / 3196 sq ft

Ref 109179  
 Illustration For Identification Purposes Only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

The location maps show the property's position relative to 'The Walled Garden' and 'Mile End'. The Energy Efficiency Rating chart is as follows:

Energy Efficiency Rating	Score Range	Current Score	Potential Score
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Current Score: 76  
 Potential Score: 84

England & Wales



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