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# THE OLD RESERVOIR

KINGSKERSWELL • TQ12 5JD



# THE OLD RESERVOIR

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## GROUND FLOOR

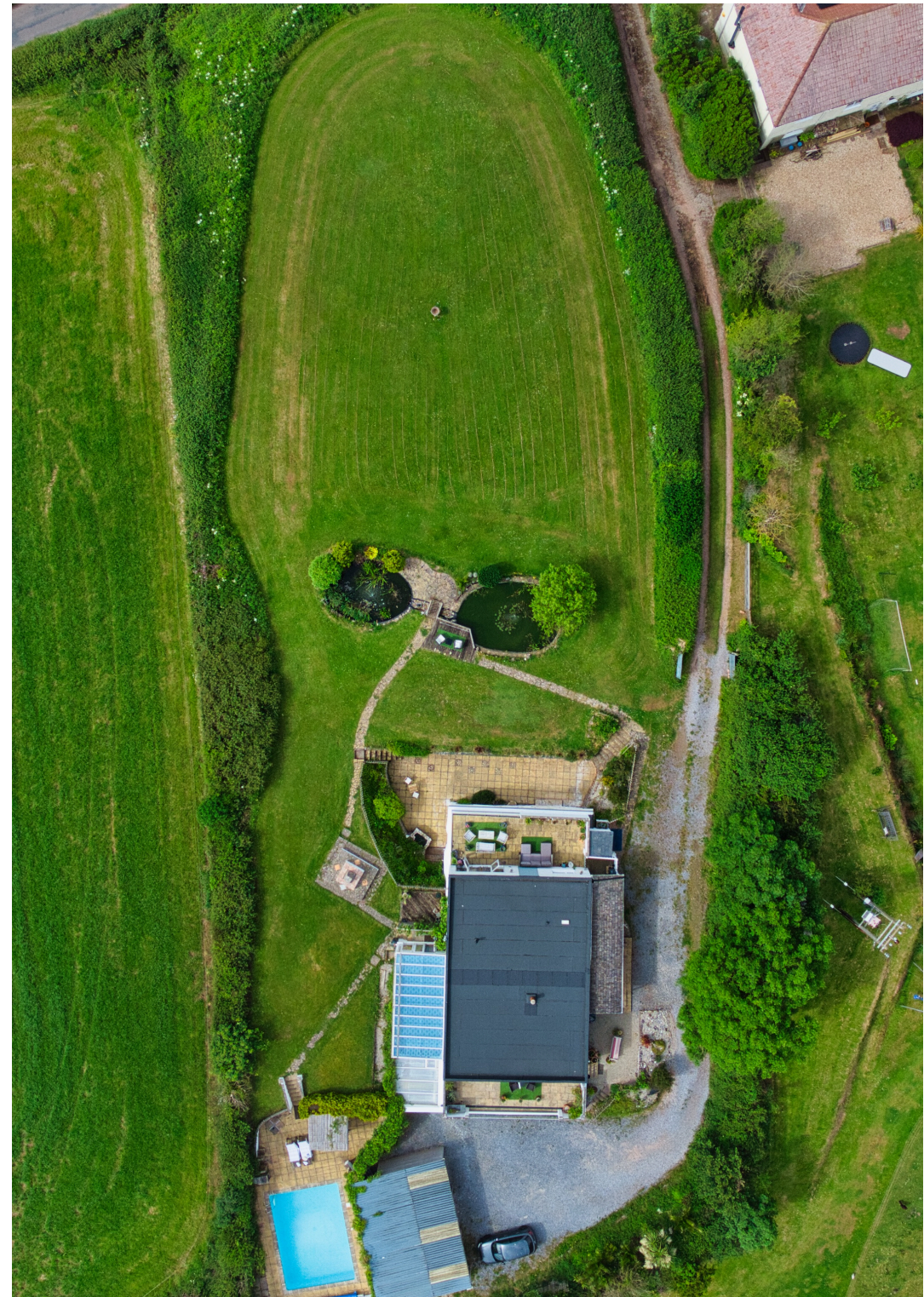
Entrance Hallway | Open-Plan Kitchen/Dining Room | Terrace | Utility |  
Living Room | Terrace | Study | WC | Sunroom

## LOWER GROUND FLOOR

Hallway | 5 Bedrooms, 3 with En-suites | Family Bathroom

## EXTERNAL

Large Private Driveway | Triple Carport | Landscaped Garden | 2 Terraces |  
Patio | Swimming Pool





“A detached countryside property offering panoramic views with the convenience of being walking distance to amenities”...

The Old Reservoir" is an exceptional and individual property offering far-reaching 360-degree views of the beautiful south Devon countryside.

This unique detached residence was originally designed using the structure of an old reservoir. It has now been extended to create spacious reception areas on the upper level and further bedrooms on the lower ground floor.

The house is set in approximately 0.74 acres of land at the top of Fluder Hill, offering stunning panoramic views from Dartmoor National Park to the fringes of Torbay. Despite its tranquil and secluded setting, the property remains conveniently accessible to local amenities, schools, and transport links, including the A380 and mainline railway station at Newton Abbot.





As you step through the front door, you are greeted by a welcoming hallway that leads you into the heart of the home: an open-plan kitchen, dining, and living area. The kitchen is both stylish and contemporary, featuring ample storage and modern equipment, including a built-in oven, microwave, and coffee machine. An island unit loosely divides the space, which currently serves as a snug dining area.

- Privately secluded and set back from the road
- Incredible 360 panoramic views
- 5 bedrooms, 3 with en-suites
- Swimming pool, large lawn, patio and two balconies
- Perfect for multigenerational living
- Driveway parking and triple carport

The triple-aspect room extends to a large balcony, perfect for entertaining and dining while taking in the breathtaking views. Adjacent to this space, the spacious sitting room features a beautiful brick fireplace with a wood lintel and is dual-aspect, offering even more access to another balcony with panoramic views. Additionally, this level includes a utility room, study, and a W/C. Connecting the floors is a sunroom that provides access to the garden. Descending to the first floor, you'll find the bedroom accommodations. To the left are two bedrooms, each with en suite facilities and patio access; one with a bathroom and shower over bath, the other with a shower room and dressing area. To the right are three additional bedrooms, one with an en suite shower room, and a family bathroom with a shower over the bath.

Access to the driveway and a triple carport is gained from the door on this level ensuring ample parking and convenience. Externally, The Old Reservoir offers a wealth of amenities for outdoor enjoyment. A swimming pool with stunning countryside views, a substantial lawn with a picturesque pond, a patio, and two terraces—all with incredible views—make this property a true oasis.



# KINGSKERSWELL

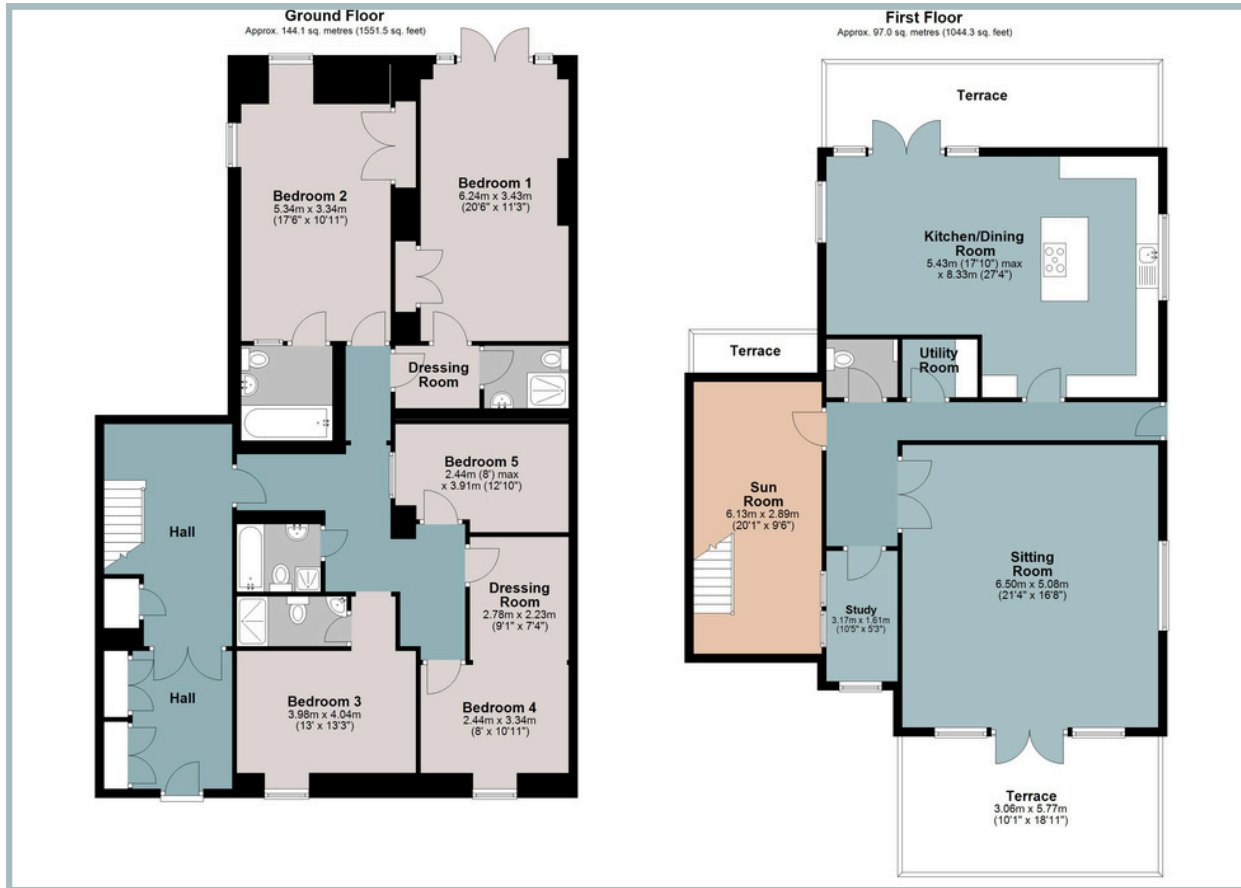
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The Old Reservoir is within walking distance into the centre of Kingskerswell where you can find a lovely pub, Co-op Food Store, Hair Salon, Primary School and many more amenities. Kingskerswell is also close to the neighbouring market town of Newton Abbot and within easy commute of Torbay (Torquay, Paignton, Brixham) and Exeter. Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants and open spaces and is perfectly located close to both Dartmoor National Park and a wealth of seaside towns. Torbay is a large bay on Devon's south coast, overlooking clear blue waters from their vantage points along the bay are three towns: Paignton, Torquay and Brixham. These hills act as suntrap, allowing the bay to luxuriate in its own warm microclimate. It is the bays golden sands and rare propensity for fine weather that has led to the bay and its seaside towns being named the English Riviera.

Torquay 4.5 miles - Newton Abbot 3 miles - Exeter 19 miles - Totnes 7.6 miles (Railway link to London Paddington)



TOTAL APPROXIMATE AREA: 241.2 SQ METERS 2595.8 SQ FT



Tenure: Freehold

Council Tax Band: F

Local Authority: Teignbridge District Council

Services: Mains electricity, water and private drainage. Gas central heating.

EPC: Current C (77) Potential A (93)

Viewings: Very strictly by appointment only

Directions: As you enter Kingskerswell driving past Aldi on your right, take the next right turn up Southey Lane. When you approach the mini roundabout take the second exit onto Fluder Hill. Continue on this road and as you approach the end the property will be on your left with a sign post on the wall saying Old Reservoir, drive up the lane and the property will be at the end.

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



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