



SIMPLY GREEN

Wrigwell Cottage,  
Bickington

Wrigwell Cottage is a quintessential South Devon retreat, offering a perfect blend of modern comforts and traditional charm. This beautifully presented, rendered property provides generous and thoughtfully arranged accommodation over two floors, along with extensive grounds and stunning countryside views.

Wrigwell Cottage enjoys an enviable position in the South Devon countryside, offering endless opportunities for outdoor pursuits. The property is just 1.7 miles from Bickington village, which lies at the eastern edge of Dartmoor National Park. The village provides a range of amenities, including a farm shop, church, village hall, and public house. For nature enthusiasts, Ramshorn Down offers scenic walking and horse riding, while the sandy beaches of Shaldon, Teignmouth, and Torbay are within easy reach for coastal adventures.

The nearby market town of Newton Abbot offers a wider range of shopping and leisure facilities. Commuting is straightforward, with a bus stop moments away, quick access to the A38, and regular train services to Exeter and London from Newton Abbot station. Exeter International Airport is also just 23 miles away, providing domestic and European flight options.

The area boasts excellent educational opportunities, including:

State schools such as Blackpool C of E Primary School (rated Outstanding by Ofsted), Coombeshead Academy, and Newton Abbot College. Renowned independent schools, including Stover, Sands, St. Christopher's, and Abbey School.

### **Accommodation**

The entrance hall welcomes you into the property, leading to the heart of the home. The dining room, with its characterful beamed fireplace and wood-burning stove, offers a warm and inviting space for family gatherings. Adjacent is the living room, featuring a cast iron fireplace, the perfect room for cozy evenings.

The kitchen/breakfast room is bright and dual-aspect, boasting modern fitted units, with quartz worktops and integrated appliances, including a dishwasher, induction hob, and extractor fan. A utility room is conveniently located next to the kitchen, with direct access to the rear garden, adding practicality to everyday living

### **First Floor Accommodation**

On the first floor, the accommodation includes:

A spacious dual-aspect master bedroom with built-in storage, providing a tranquil retreat.

Two additional double bedrooms, each featuring decorative cast iron fireplaces, enhancing the property's charm.

A family bathroom fitted with a separate walk-in shower, ensuring modern convenience.

### **Agents Note**

Planning was approved in January 2023 for a single story extension from the Dining area to provide further accommodation.



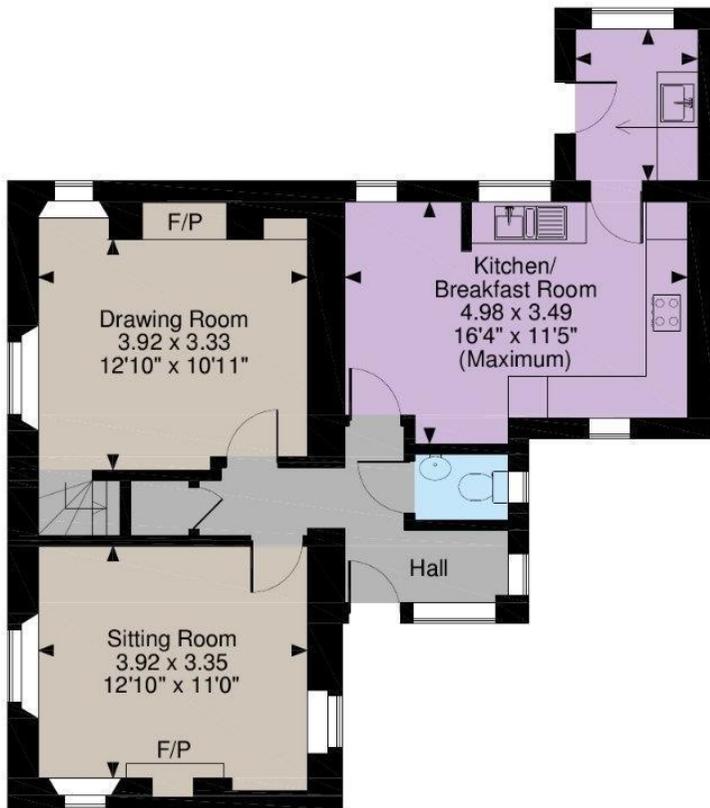
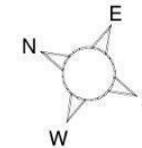






# Floorplan

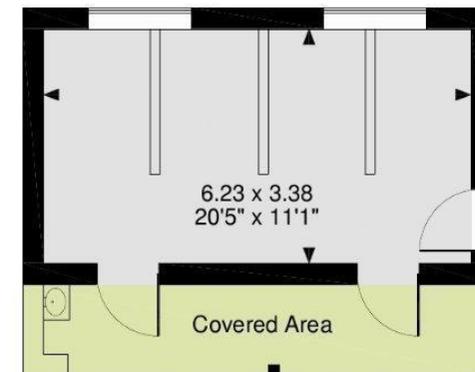
**Wrigwell Cottage, Bickington**  
**Main House internal area 1,270 sq ft (118 sq m)**  
**Stables internal area 227 sq ft (21 sq m)**



**Ground Floor**



**First Floor**



**Stables**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**TENURE: Freehold  
COUNCIL TAX BAND D**

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For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

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Alternatively, you can scan below to view all of the details of this property online.



## **Grounds and Exterior**

The property is approached via a low-maintenance lawned front garden, enclosed by low-level walling, with a gravelled driveway providing parking for multiple vehicles. Double gates lead to the rear aspect, where the garden unfolds into an expanse of sloping lawn, bordered by mature trees for privacy. A large paved terrace creates an ideal setting for entertaining and al fresco dining.

Additional features include a detached stable block with four open stalls and a covered area of hardstanding with water connected, perfect for equestrian use. Beyond the garden, the enclosed pasture provides opportunities for further development or recreation. In total, the grounds extend to approximately 3.76 acres, offering both space and versatility.

Wrigwell Cottage is a rare opportunity to acquire a charming countryside home with modern comforts, extensive grounds, and easy access to both moorland and coast. It truly captures the essence of South Devon living.

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