



Carlane House

RENDELLS

Carlane House

Carr Lane, Slapton, Kingsbridge, Devon, TQ7 2PU

A beautiful 4-bedroom Georgian home, built in 1790 by ancestors of the current owners who have lived there for 30 years. Situated in the highly desirable village of Slapton, offering delightful, mature south facing gardens with parking and detached studio, set in grounds of 0.41 acres.

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Period Features
- Detached studio/storage
- Gardens and grounds of 0.41 acres
- Highly desirable village location
- Parking
- Mature well stocked formal gardens

Guide Price of £895,000

Kingsbridge (7.4 miles), Dartmouth (8.7 miles), Totnes (12.9 miles), Torquay (21.8 miles) via vehicle ferry (19.7 miles), Plymouth (28.8 miles), Exeter (40.5 miles) via Devon Expressway/A38.
London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

The picturesque village of Slapton, with its Historical tower and Church sits just a short way inland from Slapton Sands, Slapton Ley and Field centre. This bustling community has two public houses and a church. Kingsbridge is the nearest market town in the South Hams, offers a good range of day-to-day facilities including independent and High Street shopping, South Hams minor injuries unit and doctors' and dentist surgeries together with two major supermarkets, a cinema, leisure centre, library and numerous public houses and restaurants. The property enjoys excellent communication links: Totnes train station offers regular trains to Paddington in less than 3 hours, the nearby A38 Devon Expressway gives access to major towns and to the national motorway network and Exeter Airport offers a growing number of national and international flights, including daily flights to London City Airport. The area benefits from a good selection of state schooling including Stokenham Primary School (highly rated), Dartmouth Academy and Kingsbridge Academy.

Description

Carlane House has been brought to the market for the first time in many years, it has been a much-loved family home with its handsome façade and formal front gardens, offering four bedrooms, two bathrooms the property requires some



updating with an impressive sitting room and open chimney breast. Detached studio with storage and bathroom on the ground floor and an open plan space on the first floor. Would suit use as a home office or ancillary accommodation.

Viewing is highly recommended to appreciate the feel, position and setting within the coastal village of Slapton.

Accommodation

Entering in through a solid wooden front door into an entrance hall, useful storage cupboard, utility room with plumbing for washing machine and tumble dryer and W.C. Kitchen/Breakfast Room overlooking the rear courtyard enjoying plenty of natural light with a range of built-in under counter and wall mounted units with glass front displays. Oil fired Rayburn. Space for electric cooker and dishwasher. Double sink and walk-in pantry. Access to rear utility room/old dairy with tiled floor housing the oil-fired boiler with plenty of space for storage.

Large Sitting Room with original open stone fireplace with inset woodburner. Enjoying excellent ceiling heights with door and steps leading out in one direction to the garden room/conservatory. There are views over the formal front gardens with double doors opening out on to the paved terrace. Dining Room accessed from the main hall and from the sitting room with built-in display cabinets and views over the front gardens. Ground floor W.C. with plumbing for washing machine. Stairs rise to the first floor.

First Floor

Enjoying a galleried landing with plenty of natural light, offering four bedrooms (three bedrooms with front aspect), overlooking the gardens towards the Church and the historic Tower. Bedroom One with original fireplace and window seat. Bedroom Two with four built-in cupboards with views over the garden. Bedroom Three with original fireplace, four built-in cupboards and an alcove offering additional storage. Bathroom with bath, shower attachment, hand wash basin and W.C. with side aspect. Further good size Bathroom with period tiling, bath, hand wash basin and W.C. Bedroom Four with three steps down off the landing with vaulted ceiling enjoying natural light from the velux window and gable end window.

Detached stone Studio/Storage

Set in the courtyard a detached stone and block building. One half of the ground floor with stable door opening into an entrance hall with front aspect window. Ground Floor bathroom with hand wash basin, W.C. and bath. Cupboard housing the hot water cylinder. Stairs rise to the first floor. Also, other half is open storage for bikes and logs.

First Floor

Open plan living area with partially vaulted ceiling, velux window, enjoying aspects from all three sides with built-in cupboards, sink and drainer. Space for electric cooker. Four built-in shelf units for storage. Inset spotlights. The room enjoys plenty of natural light.



Gardens and Grounds of 0.4 acres

The property is accessed by its own driveway between the house and the studio over the courtyard area offering plenty of parking and access to the open fronted storage and studio. Useful garden shed. The garden is accessed from the courtyard and also has pedestrian access from the road. Formal walled garden to the front of the property with lawns, mature borders and trees framing the façade of this house offering privacy and seclusion with a paved terrace area, ideal for alfresco dining and a further paved area outside the conservatory/garden room. Steps lead down to a mature hedge and a door opening through to a secret woodland garden with carefully curated mature specimen trees, which is terraced with stone steps and pathways. There are apple trees, fig trees, ferns, dogwood, Magnolia Grandiflora, Davidia involucreta (handkerchief Tree), Callistemon (bottlebrush tree), camelias, canna lilies and hydrangeas. Vegetable garden. Pathways lead down to a pretty stream along the boundary.

Services

Mains electricity, mains water and private drainage. Oil fired Rayburn and oil boiler. Electric hot water cylinder in the studio.

Tenure Freehold. **Council Tax** Band G.

Energy Performance Certificate

Energy rating F.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

Directions

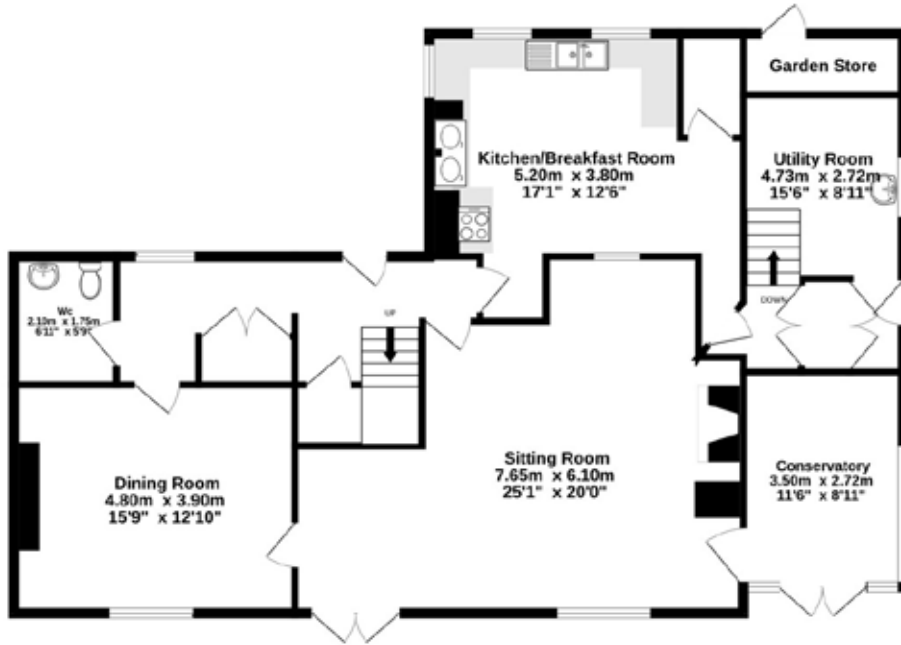
From Kingsbridge, take the A379/Embankment Road away from the town centre and continue to follow the A379 for 5.2 miles. At the roundabout in Stokenham, take the first exit and after 2 miles, continue straight across at the junction onto Brook Street. Then take the second left onto Carr Lane by Mingoës. Continue along the road and the property is the next on the right.

From Totnes, take the A381 towards Kingsbridge passing through Harbertonford and Halwell. After passing Totnes Cross take the fourth left signed Slapton 5 miles/ East Allington 2 miles. Continue along the road for about 4.5 miles. At Lowergreen Cross take the right fork continue down the lane to Townsend Cross then turn left on to Brook Street. Then taking the second left onto Carr Lane by Mingoës. Continue along the road and the property is the next on the right.

What3words ///husky.blend.mainly



Ground Floor
119.1 sq.m. (1283 sq.ft.) approx.



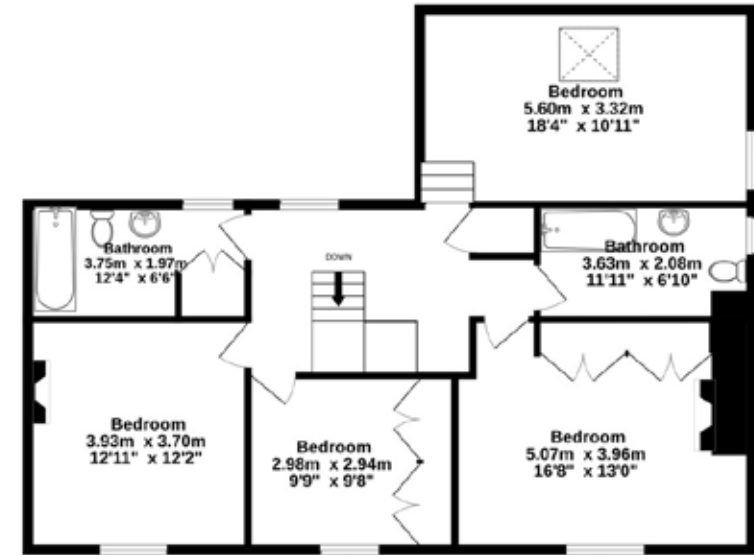
Studio Ground Floor
21.5 sq.m. (229 sq.ft.) approx.



Studio 1st Floor
29.9 sq.m. (322 sq.ft.) approx.



1st Floor
163 sq.m. (1751 sq.ft.) approx.



TOTAL FLOOR AREA : 266.0 sq.m. (2863 sq.ft.) approx.

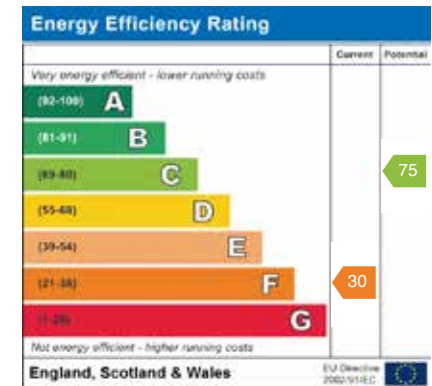
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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