



# The Old Rectory

RENDELLS

# The Old Rectory

Cornworthy TQ9 7ES

An imposing Grade II listed former rectory offering 5 bedrooms, formal gardens and garage set in the desirable village of Cornworthy.

- 5 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Ground Floor Bedroom/Library
- Large Cellar with external entrance
- Garage with studio storage above
- Delightful formal gardens

## Guide Price of £600,000

Plymouth approx. 27.1 miles, Exeter approx. 34.2 miles, Dartmouth approx. 8.8 miles, Newton Abbot approx. 14 miles, Dittisham approx. 2.4 miles, Kingsbridge approx. 11.3 miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

The Old Rectory is framed by its formal gardens, in a well-kept and attractive village, surrounded by beautiful countryside. There is a very active Village Hall and a thriving local Inn, renowned for its friendliness. Cornworthy is approached by country lanes yet lies within easy reach of Dartmouth (7 miles), perfect for sailing enthusiasts. The historic town of Totnes is about 5 miles and offers a great range of independent shops, main-line station, recreational and educational provision. Many footpaths and good walking to both Bow Creek and the River Dart with Blackness Marine a short drive away, an excellent facility for boating enthusiasts. And the delightful village of Dittisham is 2.4 miles with its own sailing club and facilities.

### Description

First time to the open market in 50 years, the Old Rectory is semi-detached with an imposing façade and formal front gardens, is a quintessential English residence set in the desirable village of Cornworthy. It offers two characterful formal reception rooms with large windows overlooking formal gardens, impressive entrance hall and staircase leading to the first floor offering three bedrooms, staircase continuing into the attic space offering two further bedrooms (restricted headspace on stairs). Also, a box room and bathroom suiting a variety of uses with a bath and W.C. on this



floor. From the main hall stairs lead down to the cellar which offers further potential (subject to any planning consents) with good headroom with external entrance and undercroft area/parking (for a small car) and useful garage and studio building.

Viewing is highly recommended to appreciate this impressive former rectory.

## Accommodation

Entering through the front door with glazed fanlight above there is a large entrance hallway with open staircase leading up to the first floor and attic space, formal dining room with exposed varnished floorboards, built in display shelves and cupboard with large sash window and shutters either side. Kitchen area with tiled floor and a range of wall mounted and corner units with some stainless-steel worktops, two Belfast sinks and drainer, space for washing machine and fridge freezer, walk-in larder and pantry cupboard. These can be reincorporated into the kitchen to give more space (subject to necessary planning consents). Sitting room with ornate cornicing, picture rail, open fireplace, sash window with shutters overlooking the garden, door and three steps up to ground floor bedroom/library with separate W.C., hand wash basin and external entrance enjoying plenty of natural light.

## First Floor

Stairs rise from the main hall to first floor landing enjoying plenty of natural light from a velux window. Bedroom 1 with front and side aspect, large built-in cupboard and smaller hanging cupboard.

Bedroom 2 with front aspect and sink with link through door to bedroom 3 with front aspect and could be used as a dressing room. Bathroom with bath, hand wash basin, W.C., partially tiled.

## Attic/Second Floor

Stairs rise to a landing with storage cupboard and the two attic bedrooms (some restricted head height) with dormer eyebrow windows, boiler room housing the hot water tank and additional storage space, a relatively new bath, W.C. and hand wash basin has been fitted with velux window enjoying views towards Dartmoor (visible on a clear day).

Cellar access from entrance hall down open stairs with good head height throughout the cellar space occupying the ground footprint of the building, a separate area which has been tiled, with oil fired boiler, Belfast sink, plumbing for washing machine, W.C., plenty of storage space, two windows allowing some natural light. External door to undercroft.

## Gardens and Outside

Walled gardens to the front with the formal layout well planted with laurel hedging. Access over a shared driveway to an undercroft area with potential for parking or storage, this area houses the oil tank. Opposite is a carport and studio with covered parking for one vehicle and steps leading up to door to the studio which has electricity and light.



**Tenure** Freehold. **Council Tax** Band E.

## Energy Performance Certificate

Energy rating F.

## Services

Mains electricity, mains water, mains drainage and oil-fired central heating.

## Local Authority

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

## Agents Note

Probate has been granted.

## Viewing

Strictly by appointment with a member of the Rendells team.

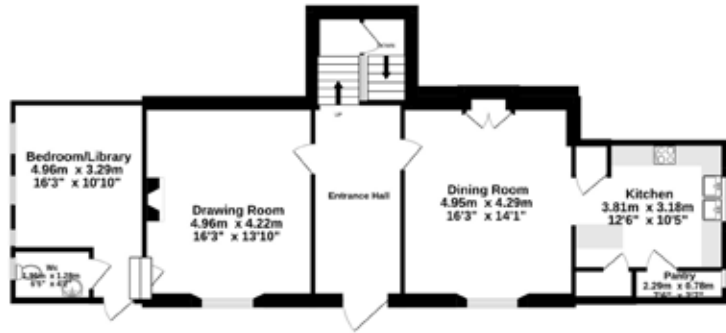
## Directions

From Totnes take the A381 Kingsbridge Road. After about 1 mile take a left turn to Ashprington, Tuckenhay and Cornworthy. Follow the signs into Tuckenhay passing the Watermans Arms and the Malsters Arms. Pass through the village, following signs for Cornworthy and crossing the stone bridge. Proceed for about 1 ½ miles and at the 'T' junction turn left to Cornworthy. Continue into the village centre continuing up the hill passing the pub on the left, then around to the right passing the village hall and church on your left. The entrance pedestrian entrance is opposite the church.

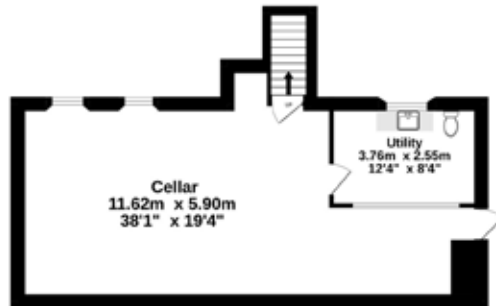
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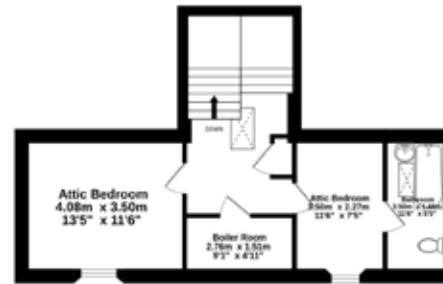
Ground Floor  
96.2 sq.m. (973 sq.ft.) approx.



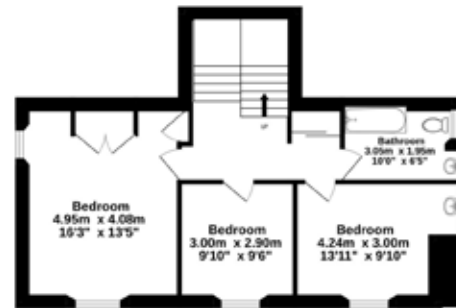
Basement  
60.0 sq.m. (648 sq.ft.) approx.



2nd Floor  
66.3 sq.m. (717 sq.ft.) approx.



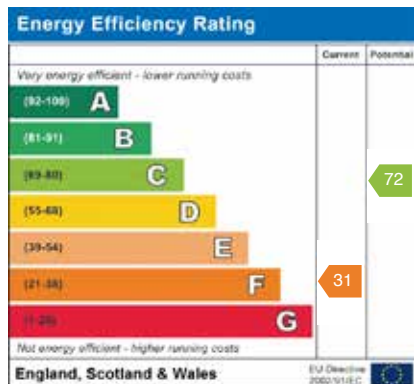
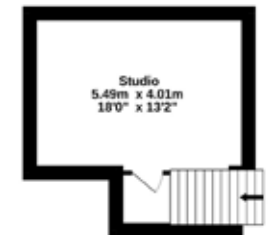
3rd Floor  
98.6 sq.m. (1062 sq.ft.) approx.



Car Port  
21.3 sq.m. (229 sq.ft.) approx.



Studio  
26.3 sq.m. (283 sq.ft.) approx.



**TOTAL FLOOR AREA : 303.7 sq.m. (3269 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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