



East Moore Farm

RENDELLS

East Moore Farm

Diptford, Totnes, TQ9 7PE

A well-presented detached five-bedroom family home with a four-bay detached larch framed garage (1 enclosed for workshop) and level lawns. Set in gardens and grounds of over four acres with a short drive to the popular town of Totnes.

- Five Bedrooms
- Master suite with balcony
- Three Reception Rooms
- Four Bathrooms
- Rural Views
- Impressive galleried landing
- Open plan kitchen/diner with access to the decking
- Extensive patio and decking for entertaining
- Level lawns, paddock and grounds of over 4 acres
- Plenty of parking
- Three bay carport
- Additional entrance and timber framed storage building
- No onward chain

Guide Price of £995,000

Totnes approx. 4 miles, South Brent 5 approx. miles, Plymouth 20.5 approx. miles, Exeter approx. 31.1 miles, Newton Abbot 13.5 approx. miles, Dartmouth 13.9 approx. miles, Ashburton 10.1 approx. miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

East Moore Farm occupies a delightful position with beautiful surrounding countryside. The surrounding countryside is particularly unspoilt and provides excellent opportunities for outdoor pursuits, especially walking and riding. The nearby village of Diptford is about 2 miles and offers an excellent primary school whilst Totnes, gateway to the South Hams is approximately 4 miles. This celebrated market town, famed for its colour and diversity provides an interesting range of small shops, cafes and restaurants, galleries, secondary education and a mainline railway station to London Paddington. The South Devon coast, the Dartmoor National Park and the A38 dual carriageway are all within easy motoring distance.

Description

East Moore Farm is a much-loved family home and has received the full attention of the current owners with the introduction of two Solar Arrays, Air Source Heat Pumps, the property has its own private water supply. The property has been



sympathetically renovated throughout and still offers a characterful cozy sitting room with exposed beams giving you the best of both worlds with character and style. Two pasture enclosures, two entrances making this a comfortable family residence.

Accommodation

Doors into the main entrance hall with good size utility, storage and plumbing for washing machine, tumble dryer and W.C. Good size Home Office, understairs storage a large Kitchen/Diner with dual aspect with partially vaulted ceiling and Velux windows giving access to the large, decked area excellent for alfresco dining and entertaining. Kitchen with a range of wall mounted and undercounted oak units with oak worktops, integrated Bosch dishwasher, two Neff ovens with integrated four ring Neff hob, extractor and breakfast bar with plenty of room for a formal dining table. Designer pendant lighting. Solid wooden and glass doors opening to the cozy sitting room. Sitting Room with exposed beams and an engineered floating oak floor, dual aspect, door opening out onto the decking. Dining Room with a stone floor, useful built-in storage cupboards, it was once the original kitchen. Oil fired Rayburn and side aspect with a porch and external entrance. Stairs rise from the ground floor to a galleried landing with vaulted ceiling and designer mood lighting and uplighters and access to the loft spaces.

First Floor

Master Suite with exposed original fireplace, built-in wardrobe with dual aspect. Door opening out onto a wooden decked balcony taking in views over the gardens and surrounding countryside. Dressing room area and built-in wardrobes. Ensuite with large shower enclosure with inset spotlights, hand wash basin and vanity unit, W.C. Family Bathroom with hand wash basin, W.C. and electric shower over the bath. Bedroom with views over the level lawns. Bedroom with side aspect and built-in cupboard with views over the decking area. Guest Room with far-reaching views over the surrounding countryside, space for wardrobes. Ensuite with shower, hand wash basin and W.C. Bedroom with front aspect over the main entrance drive. Family Bathroom (Number Two) with bath and electric shower over, hand wash basin and W.C.

Particular feature is the impressive landing and hall with Velux windows and access to the two loft spaces, giving a light and airy feel throughout.

Gardens and Grounds (4.3 acres)

Gated entrance into graveled driveway and parking area to the front of the property with three bay open fronted larch framed garage with enclosed doors to the fourth bay and concrete floor housing the Solar control and workshop. External water tap and battery car charging point. Internal wooden staircase leading to a studio/gym and storage area with gable end window and side aspect with external door and steps leading up to the vegetable growing area and polytunnels with further electric hook ups close to the parking area.

Running along the rear of the property is a large decking area with raised beds,



ideal for alfresco entertaining giving access from the kitchen/diner and sitting room with a southerly aspect.

Patio area with storage for logs with gated access from the country lane, steps lead up from the patio to level lawn, hedged against the road and to the far end.

Second Entrance taking the gated entrance giving vehicle access up a track to a useful wooden storage shed with a concrete floor, double doors and mains electric. Vehicle access to the upper paddocks and upper drive giving access to the polytunnels and growing areas for the green fingered. Four raised beds and mature rhubarb bed with further track giving access to the polytunnel and potting shed and preparation area with beech hedging giving protection to fruit cage area. Taking in some superb views across the open countryside.

The two paddocks above, one with a Solar array and composting area (please refer to the Promap Plan for identification).

Services

Excellent Eco Energy Credentials with the site and the house having two Solar arrays with its own water supply (bore hole and filtration system). The property is supplied with mains water and has a newly installed private borehole that supplies potable fresh spring water. (No chlorine or additives). Excellent clean water test. Private modern sewerage treatment system. Air Source Heat Pump is the primary water heater with iboost system ensuring no energy is sent back to the grid unnecessarily. Rayburn is oil fired and will also heat hot water if needed.

Tenure

Freehold.

Energy Performance Certificate

Energy rating B.

Council Tax

Currently rated as Band G.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

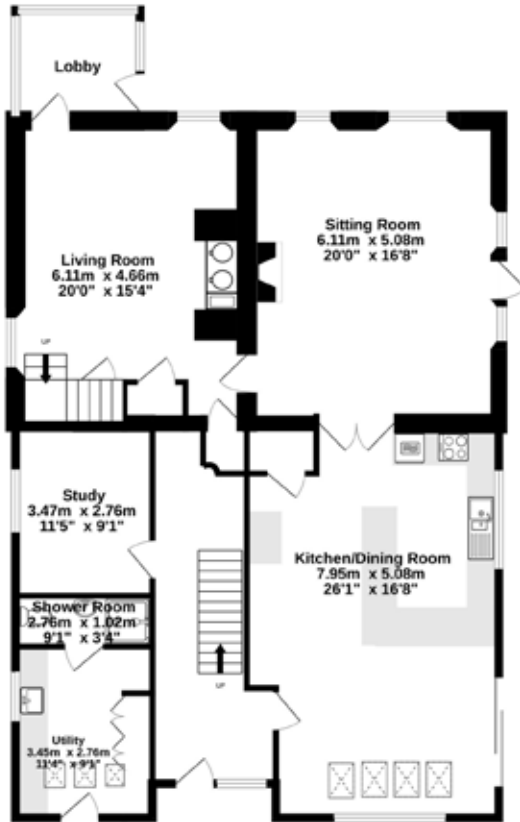
Directions

From Totnes proceed out onto Plymouth Road towards South Brent. After about 1.5 miles turn left Signed Hazard, continue through small hamlet of Hazard for about 0.5 of a mile taking the next right. Then continue for 0.4 East Moore Farm can be found on the left.

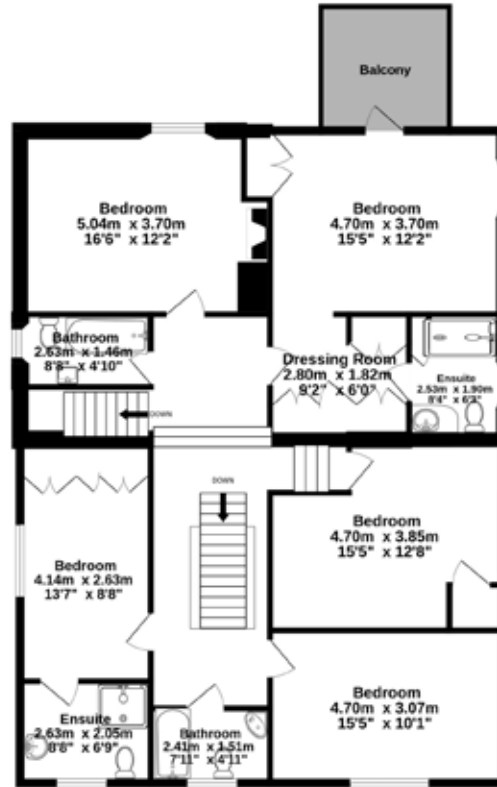
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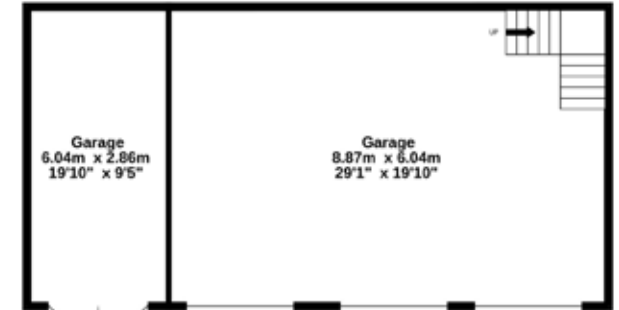
Ground Floor
139.2 sq.m. (1498 sq.ft.) approx.



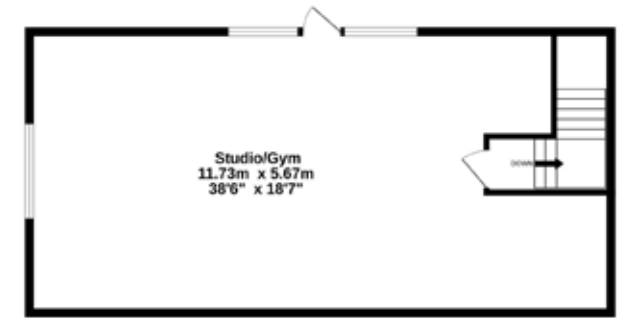
1st Floor
127.2 sq.m. (1369 sq.ft.) approx.



Garage
70.9 sq.m. (763 sq.ft.) approx.



Studio/Gym
66.5 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA : 403.7 sq.m. (4345 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	90



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