



Venton House

RENDELLS

Venton House

Dartington, Totnes, TQ9 6DP

A characterful Grade II Listed four/five bedroom terraced house with formal gated driveway and gardens. An impressive reception room, set in the historic hamlet of Venton on the edge of the Dartington parish.

- A well stocked gardens/orchard
- Ample parking
- Four/five Bedrooms
- Office
- Impressive sitting/dining room
- Formal pillared entrance and full circle driveway

Guide Price £750,000

Kingsbridge 14.7 miles approx., Dartmouth 15.7 miles approx., Exeter 28.9 miles approx., Plymouth 21.2 miles approx., Newton Abbot 12.6 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post-office, open-air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated to the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarket, restaurants and inns.

Description

Venton House sitting in an Historic hamlet of Venton, offering a wealth of character and warmth. The façade of Venton House has an old Insurance Sheild belonging to the property. Plenty of parking with well stocked mature gardens, plenty of space for entertaining and alfresco dining. Useful studio cabin at the top taking in some spectacular views across the surrounding countryside.

Accommodation

Glazed entrance porch with flagstone floor with plenty of space for coats and boots.



Original door into inner vestibule. Main sitting/dining room with excellent ceiling heights, inset spotlights, solid wooden floors throughout with an impressive stone and granite fireplace with stone hearth, inset large Jotul woodburner with front and rear aspect with inset window seat, plenty of space for a large dining table. Opening through to the kitchen with flagstone floor, exposed stonework, vaulted ceiling, inset spotlights and plenty of natural light from the velux windows, with a view across the gardens to the water pond feature. Kitchen with a range of undercounter shelves and built-in cupboard. Double Belfast sink with mixer tap wooden work tops and drainer. Two ring gas hob with oil fired Rayburn for cooking, hot water and heating. Door leads out from the kitchen to the first terraced garden. Stairs rise from the inner hall to the first floor.

First Floor

Enjoying plenty of natural light with two large windows overlooking the formal front gardens and drive. Master Bedroom with high ceilings, exposed stone fireplace, built-in wardrobe, drawers and additional built-in cupboard. Taking in views across the terraced garden and pond area. Stylish family bathroom with whitewashed original floorboards, free standing bath, hand wash basin, W.C., with large shower enclosure and heated towel rail. Bedroom Five currently used as Home Office with views over the rear gardens. Stairs rise to the second floor.

Second Floor

With halfway landing and storage cupboard. Second floor landing with useful storage cupboard, velux window with hall leading off to two further bedrooms, one with front aspect and one with views over the rear gardens. Both bedrooms have velux windows. Bedroom Two with front and rear aspect. Plenty of space for additional storage. Good ceiling heights and exposed roof trusses.

Gardens and Grounds

The property is accessed via a shared driveway leading to Venton Manor. The property has its own Pillared gated entrance on the left after the Manor House. Large Thuja (cedar tree), Yew and Hawthorn trees planted in the mature borders. Leading to a tarmacked driveway with a full circle turning. Mature lawns, planting and shrubbery borders. In the centre of the lawn is a Maple Tree and a Weeping Cherry tree. An attached garage space (3.5 x 5 metres approx.) currently used for storage. Mature borders to the front of the entrance to Venton House. Note there is a neighbouring pedestrian Right of Way across a short piece of drive. Terraced rear gardens which are well stocked with access from the kitchen up steps to an alfresco terraced area with an ornate pond, water feature and walled terracing. Further pedestrian access to the gardens from the top. Pathway and steps leading up to the upper gardens.

Upper Gardens with ferns, four apple trees, Hazel, Bay and Willow trees. Secluded wooden wood fired hot tub. Lawned sunken area currently home to a trampoline. Surrounded by mature broadleaf with a large beech tree (not to be removed). Large wooden cabin with its own covered decking. Excellent Home Office/Additional



Studio or accommodation for Family members. Built-in woodburner and flue. Glazed double doors surveying over the gardens towards Venton Manor.

Services

Mains electricity and water. Shared private drainage (septic tank). Oil fired heating and hot water.

Tenure

Freehold.

Council Tax

Band E.

Energy Performance Certificate

Energy rating E.

Local Authority

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

Viewing Arrangements

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

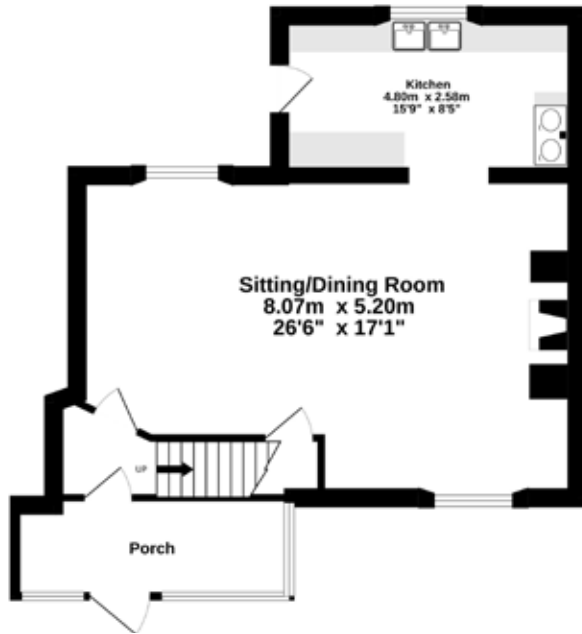
Directions

Take the A385 to Dartington, continue along taking the 2nd exit staying on the A385. Continue out into the countryside for 2.3 miles. Passing Tigley Church on your left and the property can be found further along on your right signed Venton Manor.

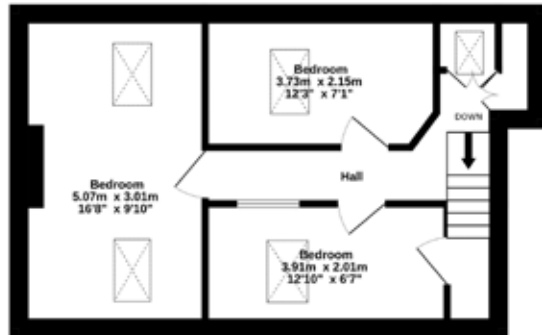
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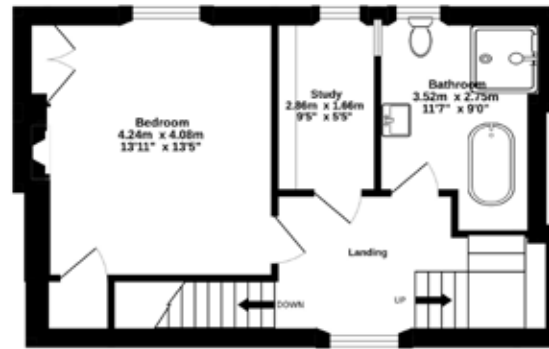
Ground Floor
60.8 sq.m. (654 sq.ft.) approx.



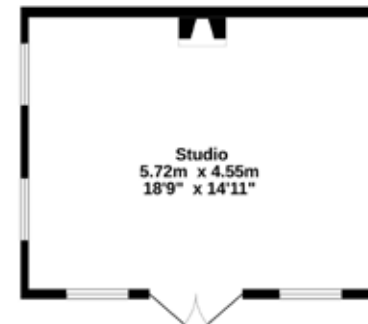
2nd Floor
40.0 sq.m. (430 sq.ft.) approx.



1st Floor
43.1 sq.m. (463 sq.ft.) approx.



Studio
25.7 sq.m. (276 sq.ft.) approx.



TOTAL FLOOR AREA : 169.5 sq.m. (1824 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		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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