



**Rimpston Farmhouse**

RENDELLS



# Rimpston Farmhouse

East Allington, Totnes, Devon, TQ9 7RQ

A substantial detached farmhouse, in need of refurbishment offering five bedrooms. Set in an elevated position enjoying some far reaching valley views.

- 3 Reception Rooms
- 5 Bedrooms
- Versatile loft Space
- Far reaching views
- Ample parking
- Property in need of refurbishment
- Additional land (0.86 acres) available by separate negotiation

## Guide Price £650,000

Totnes (10.5 miles), Newton Abbot (21.4 miles), Plymouth (26.3 miles), Exeter (38.1 miles), Kingsbridge (miles 4.2), Dartmouth (9.1 miles), Slapton (miles 4.7), Salcombe (10.1 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

1.7 miles away is the popular village of East Allington, has a Parish Church and a well regarded Primary School, part of an academy collection of schools. The Fortescue Arms Pub is popular and well supported. There is an enviable recreational ground, a multi-purpose fenced play area with newly installed equipment, football field, skateboarding ramp, picnic area and a large dog friendly meadow. The surrounding South Hams countryside is delightful, unspoilt and offers excellent opportunities for outdoor pursuits. The nearby market town of Kingsbridge is on the Salcombe Estuary and is about approximately 5 miles and offers good shopping facilities, cafes, restaurants, and a renowned secondary school. Totnes is the historic gateway to the South Hams also has a superb range of shops, further educational provision, and a mainline station to London Paddington. The beautiful South Devon coastal resorts are also within very easy reach.

### Description

Rimpston Farmhouse having been in the same family for many generations and comes first time to the market in just over 80 years. Offers a rare opportunity to acquire a substantial family home in a rural setting with character features, far reaching valley views. Offering scope for garaging (subject to any necessary planning consents). Set in a well regarded rural community, offering versatile accommodation, current use in two parts with the loft space offering huge potential to be incorporated into the main living accommodation (subject to any necessary planning consents and building control).



## Accommodation

Currently set out as two homes being accessed via an interconnecting doors. The main entrance porch with tiled floor and plenty of space for storage. Original glazed door into main hallway through to Reception Room One with views over the front lawned gardens with stone surround fireplace with inset woodburner with formal alcove shelving to either side. Kitchen/Dining Room enjoying excellent ceiling heights, a range of undercounter and wall mounted units with Watson Oil Fired Range (providing heating and hot water). Rear entrance porch/utility with a range of wall mounted and undercounter units, sink and drainer, plumbing for washing machine. Ground Floor Bathroom with W.C. hand wash basin, corner bath with Triton electric shower. Roof light in the utility/rear entrance hall. Two further doors connect to another kitchen and formal sitting room. Stairs rise to a halfway landing with window allowing plenty of natural light flooding through with balustrade landing.

## First Floor

Large Bedroom with built-in cupboards either side of the chimney breast. Taking in some views over the walled front garden with splendid views down the wooded valley. Bedroom Two with side aspect with built-in cupboards either side of the chimney breast. Bedroom Three with front aspect with views over the walled garden and valley beyond. Interconnecting door leading to the other side. From the halfway landing there are steps leading up to a staircase to the second floor.

## Loft Space

Divided into two gable end spaces with inset spotlights, gable end windows, plenty of under eave storage. Built-in cupboards. Access to further under eaves loft storage. W.C. and shower and hand wash basin.

## The Old Tap House

Currently providing useful storage area with exposed roof and separate W.C. and shower area.

## Lower Ground Floor Cellar

Access from the rear hall leading to the lower ground floor cellar which also has a separate external entrance offering potential for further storage or creation of a cinema room (subject to any necessary planning consents).

## Second Side/Annexe

Main entrance hall with door currently closed off leads into a Reception Room Number Two with fireplace and stone hearth with inset woodburner, formal alcove and shelving either side with views over the walled front garden and towards the wooded valley beyond. Kitchen with a range of wall mounted and undercounter units with mixer tap, sink and drainer and side aspect. Understairs storage with plenty of space for formal dining table. Stairs rise to the first floor.

## First Floor

With door leading to a formal landing. Main Bedroom with views over the rear gardens and to the valley beyond with original ornate fireplace and storage cupboard to the side of the fireplace. Second Bedroom with rear aspect over the





gardens and towards the patio area with airing cupboard. Bathroom with hand wash basin and W.C., shower enclosure with shower valve.

## Gardens and Grounds

Accessed via its own private drive leading to a parking area with ample parking for eight or nine vehicles, with further access to the side of the property leading to a flat roofed garage building requiring renovation.

## Formal Front Gardens

Framed by the original stone wall. Mainly laid to lawn with further lawned gardens beyond stone wall. Superb rural outlook over farmland and wooden valley. To the side set in an elevated position is a patio area, ideal for alfresco dining and further lawn area and shrubs with a mature Eucalyptus tree. There is an old disused country lane which gives you vehicle access to the front gardens (included in the sale).

## Paddock available by Separate Negotiation (0.86 acres)

There is a further paddock adjacent to the property available by separate negotiation. Measuring 0.86 acres. Covenant restriction stating no structures to be erected in the paddock.

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

**Energy Performance Certificate** Energy rating E.

## Services

Mains electricity. Currently a private water supply but will be mains water pending connection (due to be installed July 2025). Oil fired heating. Shared private drainage system (currently located in the garden of a neighbouring property).

## Local Authority

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

## Viewing Arrangements

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

## Directions

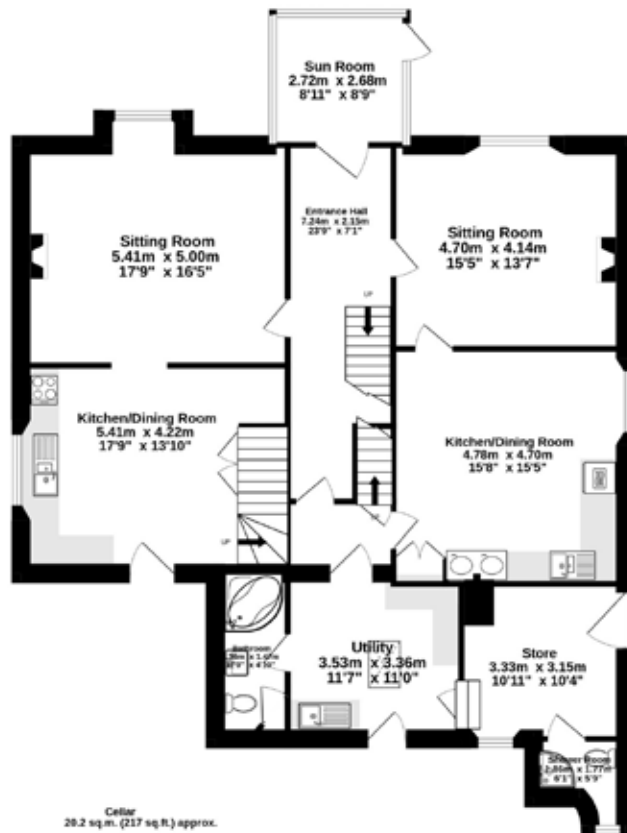
From Totnes take the A381 for Kingsbridge and continue for approximately 8 miles. Take the left turning for East Allington and continue along the road. After approximately 1 mile turn right signed East Allington continue to the staggered "Cross Road". Turn left then immediate right and continue for 1.3 miles and then turn right continue for 1.4 miles to Coles Cross and continue on for a 0.25 miles and take next right signed Rimpston, continue down the hill and the property is second on the left.

## What3words

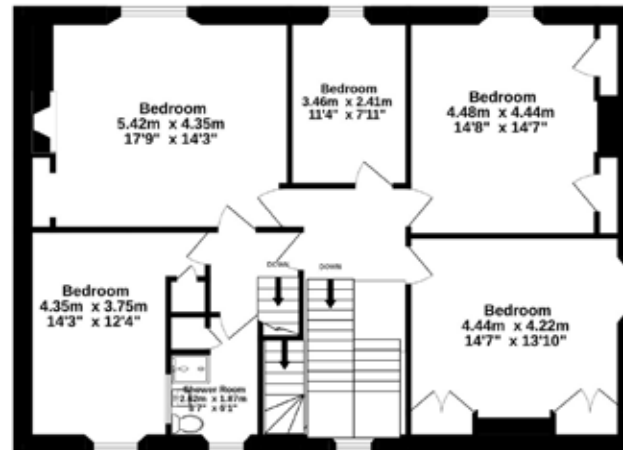
Entrance to private driveway ///skin.appealing.asserts  
Farmhouse ///multiples.snore.mourner



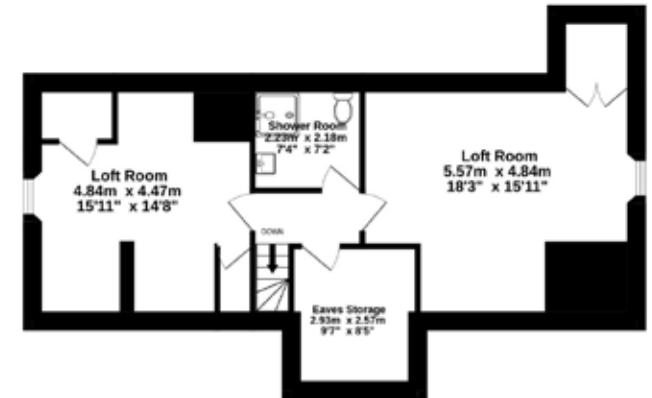
Ground Floor  
144.2 sq.m. (1552 sq.ft.) approx.



1st Floor  
104.3 sq.m. (1123 sq.ft.) approx.



2nd Floor  
61.2 sq.m. (659 sq.ft.) approx.



**TOTAL FLOOR AREA : 329.9 sq.m. (3551 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(56-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





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- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
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