



King William Cottage

RENDELLS

King William Cottage

Yalberton Road, Paignton, Devon, TQ4 7PE

An impressive Grade II listed partially thatched, five bedroom character home set in the delightful Historical Orchard valley of Yalberton with stone walled gardens and parking. Useful out buildings and workshop.

- An abundance of character and warmth throughout
- Master Bedroom Ensuite
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Parking for three/potential for more parking
- Mature Gardens and Grounds
- Useful stone outbuilding
- Three vehicle entrances
- Delightful orchard setting
- Gardens and Grounds of 0.75 acres

Guide Price £895,000

Totnes 5.2 miles approx., Torbay 6 miles approx., Dartmouth via Ferry 7 miles approx., Exeter 25.7 miles approx., Plymouth 2.9 miles approx., Newton Abbot 9.1 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Higher Yalberton lies between Totnes and Torbay, a short distance from the hamlet of Aish, and the villages of Stoke Gabriel on the River Dart with its mill pond and Berry Pomeroy with its castle. It is an area steeped in history and with connections to many historical events of the region.

Being a short drive to Totnes and Paignton, with a Mainline Railway Station at Totnes and easy access to the coastlines of both Torbay and the South Hams. Via Newton Abbot or Totnes, access can be gained to the main A38 linking the cities of Plymouth, Exeter and the M5 beyond.

Description

This is truly a rare find and an excellent example of a Devon character thatched house steeped in history with mature walled gardens. The property is half thatched and half slate roof.



Useful stone outbuilding. Set in an historical Orchard Valley, home to well known Cider Makers. The Cottage has been a much loved family home, and a huge amount of effort has been taken by its current owners in preserving and restoring sympathetically. This delightful house has excellent ceiling heights and plenty of natural light throughout the property with exposed cobbled floors, original fireplaces and exposed beams. The house offers superb wealth of character throughout. With ruins of stone buildings abutting the garden, making it a delightful backdrop for the mature trees. Gardens offer plenty of scope for the green fingered. Useful workshops at the rear.

Accommodation

Entering in through the main front door into a flagged stone floor entrance hall. Kitchen with exposed cobbled floor, front aspect and window seat. A range of under counter and wall mounted units with solid zirconium (resin/marble) worktop. Inglenook fireplace currently housing a Range Master gas cooker with stone mantel. Bespoke glass fronted cabinets. Dining Room with original cornicing, oval ceiling pendant light coving. In the cornicing there is 17GB17, original built-in cupboards, window seat and tiled floor. Opulent sitting Room with excellent ceiling heights, double sash windows with shutters. Solid wooden parquet floor with ornate fireplace, inset woodburner. From the main hall stairs rise to the first floor.

First Floor

Landing with views over the rear gardens and valley beyond. Family bathroom with hand wash basin, W.C. airing cupboard, bath and shower over. Bedroom Five currently used as a Home Office with large wooden windows allowing uninterrupted views over the walled gardens and orchard beyond, with exposed stone chimney breast. Further galleried landing leads to a Master Bedroom with exposed beams, original fireplace, plenty of built-in wardrobes and double sash window. Ensuite with large shower enclosure, free standing bath and shower attachment, hand wash basin, W.C. with side aspect. Door leads through to rear hall and bedrooms. Bedroom Two with exposed 'A' frames, windows allowing plenty of natural light. Bedroom Three with front, side aspect and partially vaulted ceiling. An original solid oak window which has been uncovered following renovations and exposed old fireplace. Bedroom Four with views over the rear gardens and side aspect.

Useful Workshop

Workshop with stone floor, wooden benches and views over the rear gardens. Door opens out onto the rear gardens. Useful cross passage linking the main hall to the utility area, plumbing for washing machine and tumble dryer. Old long Royal Doulton sink. Ground floor W.C. Mains gas boiler. Back door opens onto the lawned area with dry stone walls.

Gardens and Outbuilding

Historic walled garden. Lots of specimen planting, an abundance of fig trees of several varieties. Large Tulip tree, Handkerchief tree and bay trees. A variety of fruit trees to include mulberry, gooseberry bushes, a cat fern leaf, beech tree, a



mature liquid amber tree and medlars. A large amount of local apple trees (different varieties). Large vegetable patch. Quince tree, hornbeams, a Persian ironwood. Parking for two/three vehicles with vehicle access to the rear. Second gated access from the country lane, opening into an area which could be used for additional parking.

Detached Stone Linhay with a three bay, open fronted Linhay with stone pillars. Stone archway leads up to a formal walled garden.

Formal Walled Garden with a glass greenhouse, box hedging and pathways. Bordering boundaries from remnants of a stone building. Further steps to a pathway leads up through to a grassed meadow plateau with plenty of opportunity for the green fingered. With pathways leading around to a level vegetable growing area with apple trees and gooseberries. A stone wall envelopes the gardens. With two further vehicle access points with stone archways. A large cornice frames the rear lawns and dining area.

This truly is a quintessential Devon cottage, steeped in history and a hidden gem with a magical garden with surprise and delight around every corner. There is potential for creation of further parking from these other access points (subject to any necessary planning consents).

Services

Mains electricity, mains water and mains gas (gas boiler). Private drainage system, the septic tank is located in the orchard next to the property .

Tenure Freehold. **Council Tax** Band C.

Energy Performance Certificate

Energy rating D.

Local Authority

Torbay Borough Council Town Hall, Castle Circus, Torquay TQ1 3DR on 01803 201201.

Viewing Arrangements

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

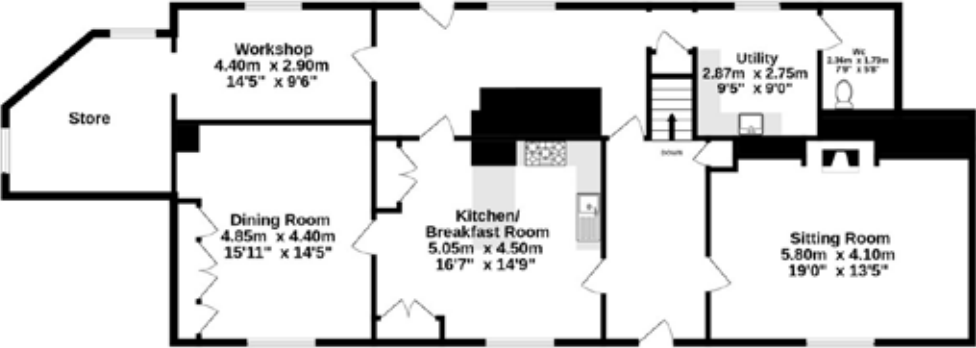
Directions

From Totnes at Morrisons roundabout, take the second exit and stay on A381/ A385 at the roundabout, take the second exit onto Newton Road A385, continue to follow A385. Turn right onto Stoke Road and then turn left onto Yalberton Road the property will be found on your left.

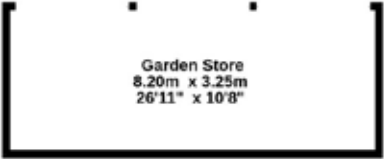
What3words ///couches.spits.pines



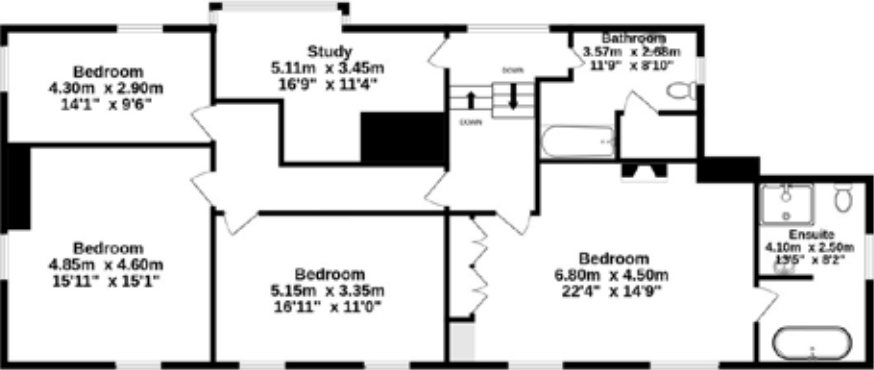
Ground Floor
131.1 sq.m. (1411 sq.ft.) approx.



Garden Store
26.7 sq.m. (287 sq.ft.) approx.



1st Floor
126.7 sq.m. (1364 sq.ft.) approx.



TOTAL FLOOR AREA : 284.4 sq.m. (3061 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	66	75
E		
(21-38)		
F		
(1-20)	66	75
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 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.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

