



# Redlands

Totnes Road, Paignton, Totnes, TQ4 7PW

RENDELLS

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A substantial five Bedroom Family Home with far reaching rural views.

- Five Bedrooms
- Six Bathrooms
- Three Reception Rooms
- Study
- Utility
- Detached substantial Double Garage and Workshop
- House and Garden 0.68 acres

## House and Gardens £845,000

### Situation

The thriving village of Collaton St. Mary with its primary school, garage and public house is close to the picturesque village of Stoke Gabriel which sits close to the banks of the River Dart and which also offers a comprehensive range of village amenities. There are excellent bus services from the village for access to Totnes and Paignton. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary and Grammar Schools.

### Description

Redlands offers a substantial Family Home with flexible living space with a possibility of creating separate annexe for additional family members or Letting income. Particular feature is the double garage to the rear of the property offering plenty of storage space and workshop space. Impressive sitting room stretching the full width of the property with focal fireplace, doors opening out onto secluded decking ideal for entertaining linking across to the dining room and kitchen area with spectacular views over the lawned gardens and to the wildlife pond beyond.

### Accommodation

Entering through main entrance with storm porch to Italian tiled flooring through the hall. Ground Floor W.C. Door to useful study with dual aspect with a sink and storage cupboards. Door leading through to Gym, which could be used as a Bedroom with doors opening out on to patio with Shower Room and W.C. and hand wash basin. This area would be suitable for creating a separate annexe. Double doors into Snug/Television Room enjoying plenty of natural light. Good size Kitchen with white washed brickwork, range of under counter and wall mounted wooden units with Granite worktops, inset Belfast Sink, built in Double Oven, glass fronted display cabinets. Inset spotlights. Just off the kitchen is another sink and drainer with a range of under counter wall mounted wooden cabinets. Further



space for additional fridge/freezer. Archway through to Dining Room with Bay Fronted style windows overlooking the gardens. Separate Utility Room with sink and drainer, range of wall mounted and under counter cupboards with space for tumble dryer, washing machine. External door leads off from the Dining Room into Covered Patio area which is ideal for the British Alfresco dining. Impressive sitting room stretching the full width of the property with triple aspect bay fronted window over the drive, very flexible space for sitting room or dining with brick surround Chimney Breast and gas effect open fire. Doors opening out from the sitting room on to the Decking Area. Stairs rise to First Floor enjoying plenty of natural light with a galleried landing. First Floor offering Five En-suite Bedrooms with two Bedrooms having their own access on to the Balcony taking in some splendid views over the gardens and surrounding countryside. Master Bedroom having built-in wardrobes, enjoying plenty of natural light with separate Dressing Room area, washing sink and its own En-Suite and corner Bath with separate Shower.

## Grounds and Outside

Gated entrance into main drive and parking area to the front with plenty of turning space and parking for several vehicles. Gated vehicular access to the side of the property leading around to the rear where the Double Garage is located with plumbing, electricity, gardeners W.C., and mezzanine storage. This building offers further potential subject to any of the necessary Planning Consents.

Gardens to the rear mainly laid to lawns with some mature planting and shrubs. Particular feature is the wildlife pond with Gunnera, offering plenty of scope for the green fingered. Particular feature is the Patio and Decking stretching the full length of the property at the rear allowing plenty of space for entertaining and easy access to the Kitchen, Dining and Sitting Room with steps leading down to open lawns taking in some splendid open countryside views setting off this good sized Family Home.

Viewing is highly recommended to appreciate the finish.

## Services

Mains electricity, mains water, mains gas.

## Local Authority

Torbay Council Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

## Viewing Arrangements

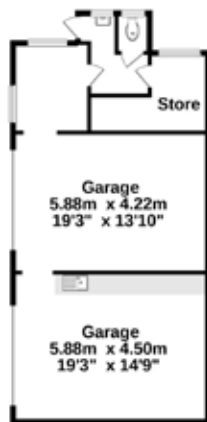
Strictly by appointment with a member of the Rendells Team.

## Directions

From Totnes take A385 towards Paignton continue on this road which is called Totnes Road passing past the entrance to Blagdon Inn on the left and you continue towards Paignton on the Totnes Road. The property can be found on the right hand side set back off the road before you get to Collaton St. Mary.



**Ground Floor**  
241.5 sq.m. (2599 sq.ft.) approx.



**1st Floor**  
144.1 sq.m. (1551 sq.ft.) approx.



**TOTAL FLOOR AREA : 392.4 sq.m. (4224 sq.ft.) approx.**

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