

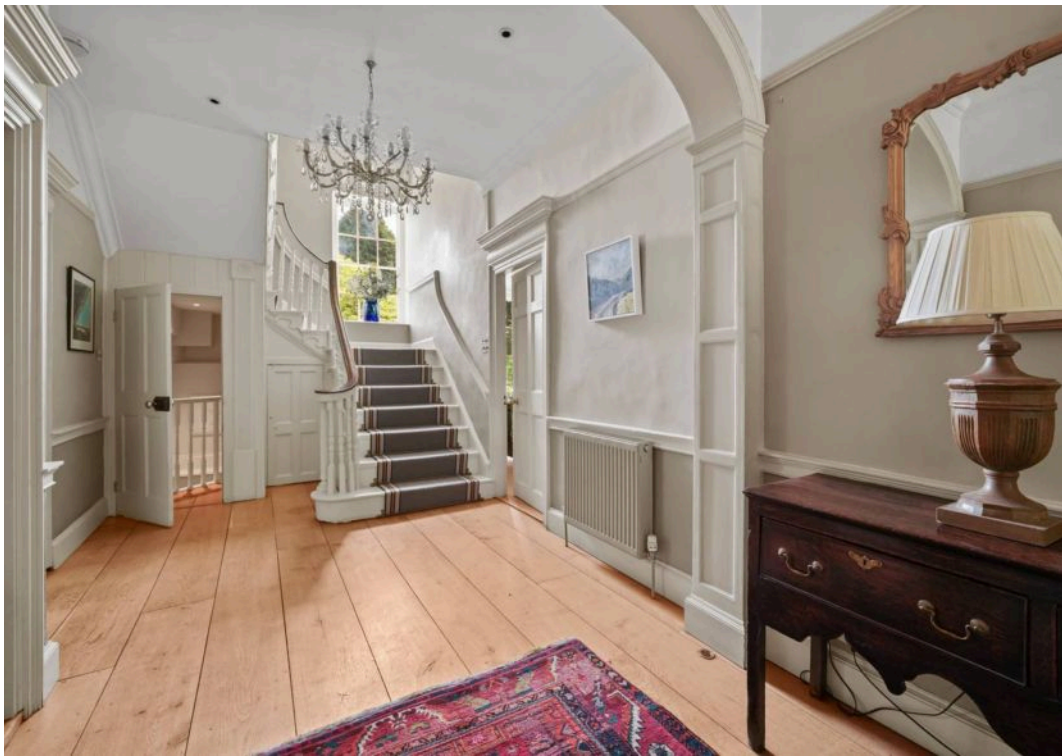


## The Old Rectory, Woodleigh

Guide Price £2,500,000

HARRIET  
GEORGE







# The Old Rectory

## Woodleigh, Kingsbridge

- A handsome Grade II Listed family home
- Easily accessible to Kingsbridge and the coast
- Elegant spacious accommodation
- A wealth of charming period features
- Kitchen with 4 oven AGA and butlers pantry
- Potential to create self-contained annexe.
- Exquisite gardens and large level lawn
- Outdoor swimming pool heated by ASHP
- Excellent parking and garaging
- In all about 2 acres

Woodleigh is a pretty village in a hilltop position, surrounded by unspoilt South Hams countryside and Woodland Trust land which offers beautiful river and woodland walks. The village has a friendly and welcoming community and excellent communications to Totnes, Kingsbridge, and the A38 Devon Expressway.

Within a mile of the property are the popular Avon Mill Garden Centre with cafe and artisan shops and Aune Valley butchers and farm shop with cafe.

The neighbouring village of Loddiswell has a primary school and post office / general store. The closest town is Kingsbridge which offers extensive shopping facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College. The bustling and thriving market town of Totnes is 9 miles away and from here there is a regular direct train service to London Paddington.

Council Tax band: H

Tenure: Freehold





Beautifully maintained and sympathetically restored, this substantial home is full of charm and period detailing which include sash windows with working shutters, moulded ceiling decorations, cornices and original fireplaces.

The classic portico creates a sense of grandeur and provides a stylish entrance into the gracious and welcoming reception hall with wide oak flooring and impressive staircase. All the ground floor reception rooms are beautifully proportioned and include a sitting room with wood burning stove and library wall, dining room with fine fireplace and a drawing room bathed in light with magnificent full height Oriel window overlooking the gardens. The spacious kitchen has handmade units, a 4 oven AGA, slate floor and space to dine at one end with doors to the garden. Also on the ground floor is a guest cloakroom, utility room, boot room and butlers pantry. The current owners converted the lower ground floor creating office space with views of the garden.

On the first floor, the main bedroom overlooks the front garden and has a feature fireplace and en-suite shower room. There are three further bedrooms on this level, two share a Jack and Jill shower room and the other has an adjacent bathroom with roll-top bath. On the top floor are three characterful bedrooms, a spacious bathroom, WC and access to eaves storage.

The beautifully landscaped gardens replete with parkland trees and established shrubs are a real feature of this period home. The rear of the house overlooks the large level lawn and at the bottom the outdoor heated swimming pool and pool house creates a wonderful outdoor entertaining area. Within the gardens is a newly renovated treehouse with walkway - a child's dream. The house is incredibly private, approached by a gravel driveway, with ample parking at the front and additional parking by the recently renovated garages and car port which are accessed via a second driveway.

Viewing is highly recommended to fully appreciate the spectacular grandeur of this much loved family home.

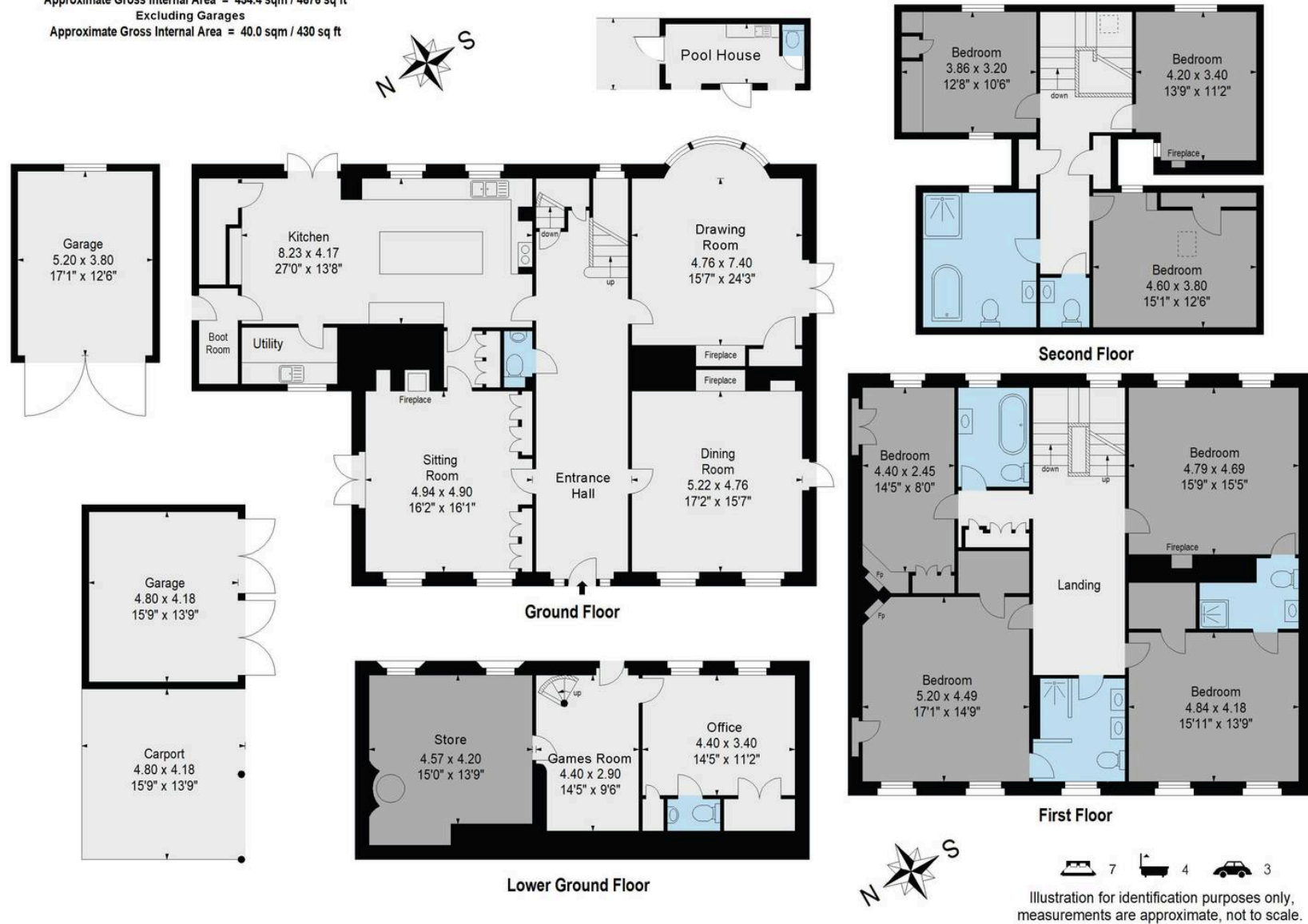








Approximate Gross Internal Area = 434.4 sqm / 4676 sq ft  
Excluding Garages  
Approximate Gross Internal Area = 40.0 sqm / 430 sq ft



# Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.