



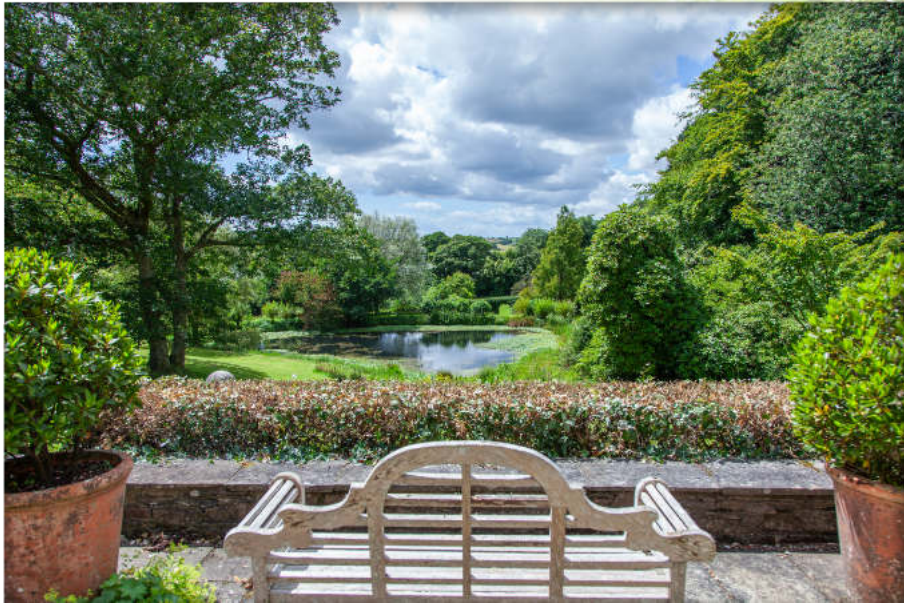
MILLARD
COOK

CURTISKNOWLE HOUSE
CURTISKNOWLE, SOUTH HAMS



Curtisknowle House is an imposing country residence set in mature, picturesque gardens and beautiful parkland located on the edge of the Area of Outstanding Natural Beauty (AONB). The house, which dates back to the early 19th century, stands on an elevated position overlooking the formal gardens and the valley beyond.

Despite its historical charm and character, the property is not listed however, there was a previous dwelling on the site mentioned in the Domesday Book, adding to the historical significance of the location.



The house offers a superb array of ornate features throughout, all indicative of early 19th-century design. Inside, high ceilings (ranging from 10' to 11' on the ground floor) with decorative mouldings, fireplaces, an elegant entrance and main staircase, decorative barge boards, numerous gables, and tall decorative chimneys further emphasise the house's historical character and charm. The house has been renovated by the current owners blending modern living with its historical elegance.



Location: The property is located in the hamlet of Curtisknowle, a small community comprising about a dozen houses, situated above the Avon Valley. It offers a peaceful, rural setting while being conveniently close to the market towns of Totnes (7.5 miles), Kingsbridge (9 miles) along with the historic port of Dartmouth (10.9 miles). Access to the A38 is 9.9 miles away, and the city of Exeter and international airport is around 30 miles away.

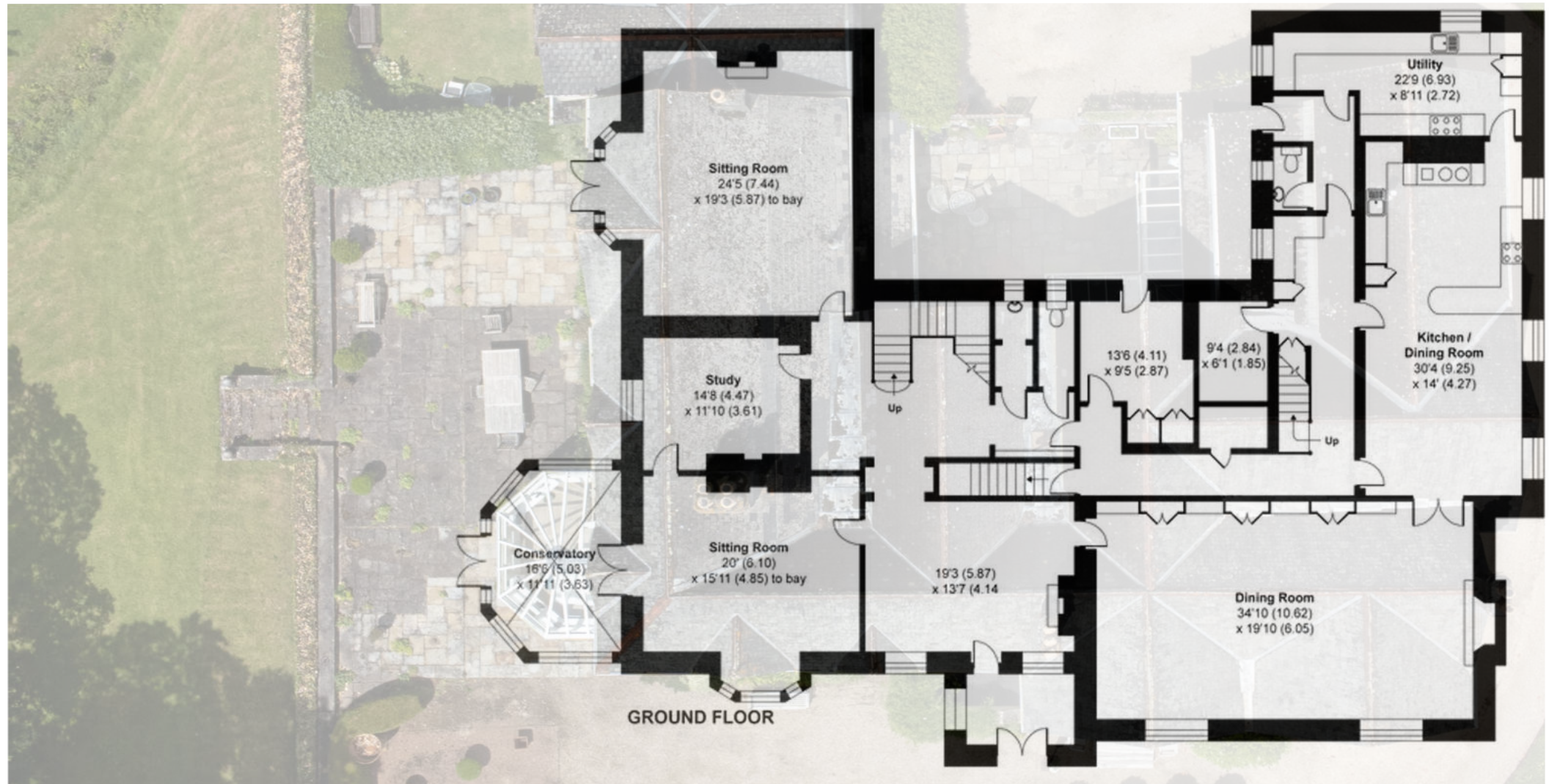




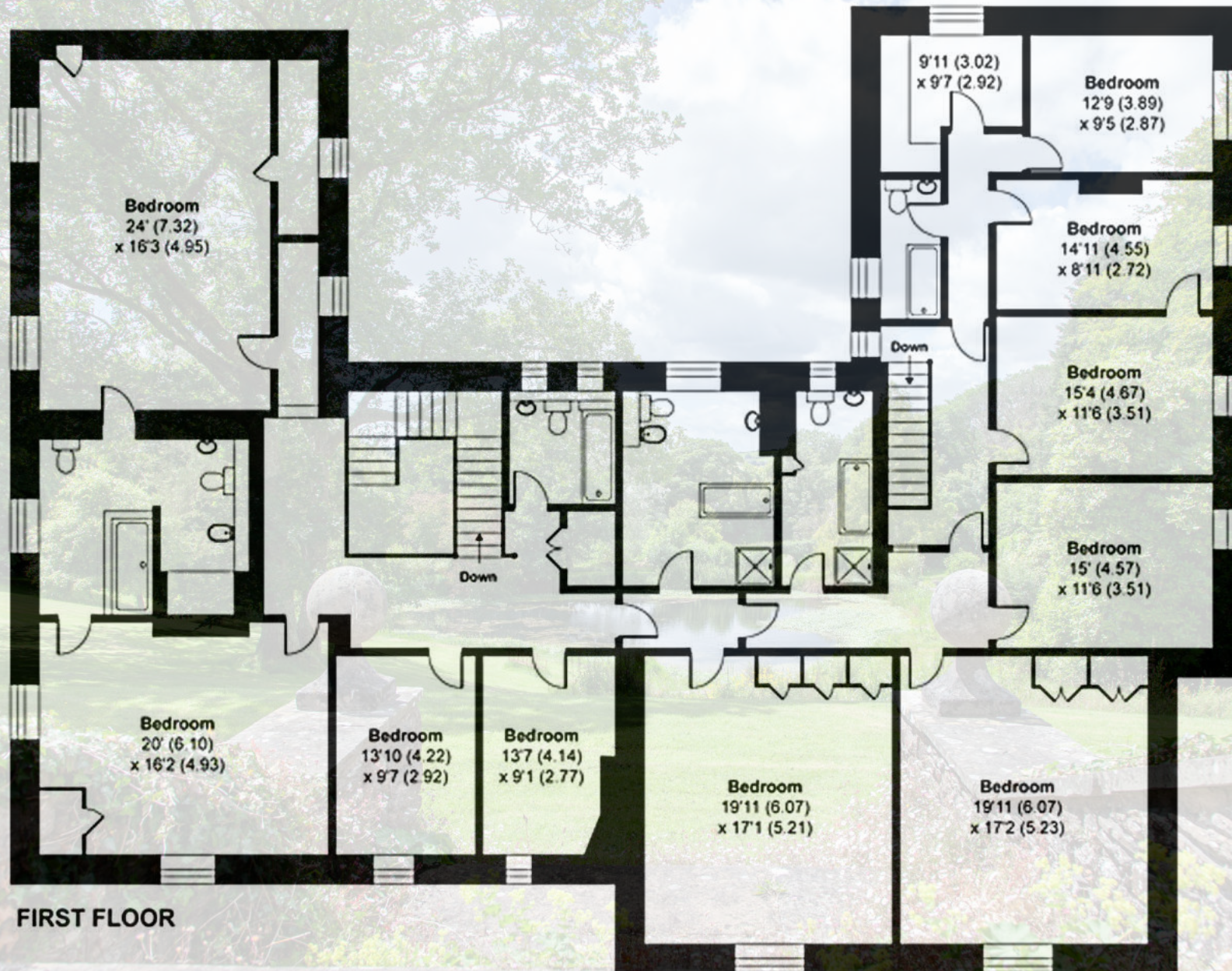


Accommodation

- Reception Rooms: 5
- Bedrooms: 9
- Bathrooms: 4 (including en-suites)
- Notable Features: A 650 sqft dining room originally designed as a ballroom with parquet flooring.
- Kitchen/breakfast room: 30ft in length with an AGA
- Size: Over 9,000 sqft
- Detached 4 bedroom Coach House
- 3 bedroom cottage (adjoining main house)
- Large cellar
- Conservatory







FIRST FLOOR

The Coach House And The Cottage, Curtisknowle, Totnes,

Approximate Area = 3436 sq ft / 319.2 sq m

For identification only - Not to scale

Additional Properties

Detached Coach House:

A 4-bedroom detached house with private gardens via a separate driveway.

Cottage:

A charming 3-bedroom property attached to the main house with private gardens.



- **Driveway:** A meandering private drive to the front of the property, continuing to the rear with ample parking.
- **Ornamental Pond:** Extensive grass lawn leading to an ornamental pond with a Gothic summerhouse, surrounded by mature trees and a mass of wildlife.
- **Kitchen Gardens:** 4 walled kitchen gardens with fruit trees, vegetable gardens, a restored greenhouse, and a selection of outbuildings.
- **Swimming Pool:** 40' x 30' heated swimming pool with a changing room and pavilion offering a private position close to the house.



- **Equestrian Facilities:**
- **Stable Block:** Separate driveway to 6 large stables, tack room, adjacent paddocks, making it an ideal equestrian facility with plenty of surrounding bridleways.
- **Additional Buildings:** Detached studio/office with covered space for a horse lorry and associated vehicles/trailers.
- Hardstanding floodlit tennis court.
- **Land:**
- **Pasture:** Divided into smaller grazing paddocks near the house and a larger expanse of pastureland. The land offers beautiful views over the South Hams countryside and Dartmoor, with suitable space for a helicopter landing site.
- **Grazing Arrangement:** The land is currently occupied by a local farmer on a renewable grazing arrangement. The total grounds amount to approximately 40 acres.





Property information

Rights of Way: There are no rights of way crossing the property.

Services: Mains electricity. Private drainage. Private and mains water. Gas fired central heating in the Coach House, oil fired in the main house and cottage.

Postcode: TQ9 7JX.

Contents, fixtures and fittings:

Only those mentioned in this brochure are included in the sale. All others such as carpets, curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

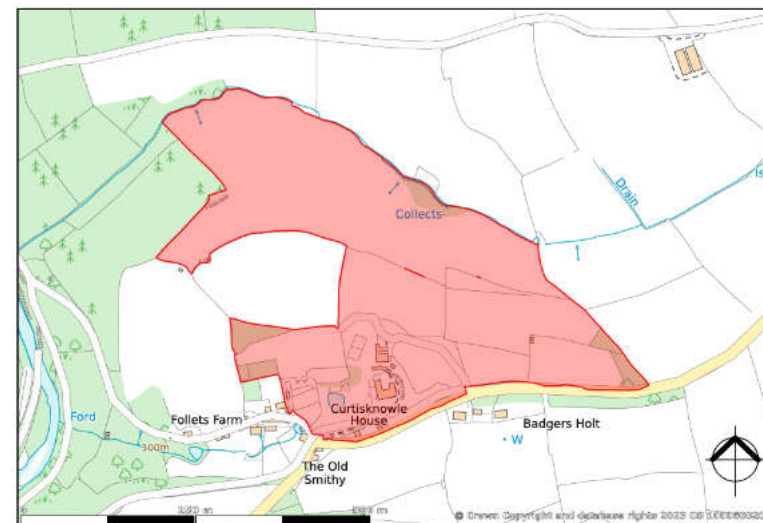
Viewings

Advanced notice required to view the property, via Millard Cook in Dartmouth or Jackson-Stops, Exeter.

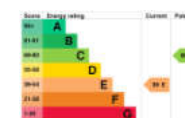
Floor plans and images are for guidance only.



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Curtisknowle house



Coach House



Cottage

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