



4 The Mount
Totnes Down Hill



A Wonderful five bedroom period property providing extensive accommodation arranged over three levels, set in mature grounds, situated in an enviable elevated position overlooking Totnes with superb views.

£725,000

Location

The Mount sits high above Totnes, overlooking this much-loved medieval market town with its independent shops, restaurants, and vibrant community spirit. Nestled at the head of the River Dart, Totnes offers a unique mix of heritage, creativity, and natural beauty.

The town is exceptionally well connected, with a mainline train station providing direct links to London, Exeter, and Plymouth. Regular bus services link to nearby towns and villages, and the A38 ensures easy road access throughout Devon and beyond.

Directions

From the Plains in Totnes, head south and turn left into Warland. Continue up as it becomes Moat Hill and then Totnes Down Hill. Approximately half way up the hill, turn right into The Mount and follow the road bearing right towards the end.

BEDROOMS	BATHROOM	PARKING	LIVING AREA
5	2	4-5	2142 sq ft

FEATURES

- Period attached house with many character features including fireplace, staircase, wood flooring, high ceilings and ornate coving
- Occupying an elevated position overlooking Totnes with superb views
- Spacious extended kitchen/dining room
- Utility room and ground floor bathroom
- Two large formal reception rooms
- Five bedrooms
- Family shower room
- Set in mature gardens with ample parking
- Viewing highly recommended





A Grand Home with Panoramic Views Over Totnes

This characterful home enjoys a prime elevated setting on Totnes Down Hill, commanding sweeping views across the historic town and rolling South Hams countryside beyond. Tucked away along a long, shared driveway serving several houses, the property combines privacy, outlook, and practicality with a level garden and ample parking.

Originally part of a grand Victorian villa, the building was sympathetically divided many years ago and now forms five unique homes. Number 4 retains a wealth of period charm while offering generous, light-filled living spaces designed for modern life.

Ground Floor

A welcoming entrance brings you straight into the dual-aspect kitchen and breakfast room, forming the heart of the home. With a practical tiled floor, roof light, and access to both the rear garden and front sun terrace, it is a bright and inviting space perfect for entertaining. The Aga and dining area create a cosy hub at one end, whilst the fitted kitchen with a good rang of cupboards providing plenty of storage, integrated ovens, gas hob, space for fridge freezer and larder cupboard (housing the Worcester boiler) ensures everyday convenience.

From here, the hallway leads to a spacious versatile reception room with high ceilings, ornate coving, elegant wooden flooring, and tall windows and French doors opening to the rear terrace.





Across the hall, the main reception room is a true showstopper, superb high ceilings, intricate corning, sash windows, wood flooring, a grand square bay framing the views, and an impressive fireplace with wood burner create a setting of timeless elegance.

Completing the ground floor accommodation is useful utility room, which in turn leads through to a convenient bathroom.

First & Second Floors

The sweeping staircase, with its graceful painted bannisters and timber handrail, rises to the first floor and second floors. On the first floor you will find two generous double bedrooms and a family bathroom.

On the second floor, natural light floods in from a roof light above the landing, complemented by an entire wall of fitted cupboards providing ample storage. The main bedroom sits to the front and is a generous size, complete with an original tiled fireplace and beautiful outlook, while two further bedrooms at the rear offer flexible accommodation.



Outside

The private drive bears right to Number 4, where there is parking for around four to five vehicles. The gardens are mainly laid to lawn with mature trees and shrubs, making the most of the outstanding views. There are a number of secluded and private terraces with seating areas providing options for enjoying the sun throughout the day, including a side terrace for morning coffee and a rear patio accessed from both the kitchen and reception room. A stone store adds useful storage.

GENERAL INFORMATION

Council:
South Hams

Council Tax
Band F for the period 01/04/2023 to 31/03/2024 financial year is £3,776.54

Services:
Mains gas, electricity and water with private drainage (septic tank)

Tenure:
Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

