



SIMPLY GREEN

Roots, Marldon

TQ3 1RR

5 BEDROOM DETACHED

- ◆ Detached Chalet Bungalow
- ◆ Four/Five Bedrooms
- ◆ Stunning Views
- ◆ One Bedroom Annex
- ◆ Double Garage & Driveway
- ◆ Substantial Gardens
- ◆ Principle Enuite & Balcony
- ◆ Well Presented Throughout

Stunning Detached Home in Marldon with Picturesque Countryside Views towards Haytor and Dartmoor & Versatile Annex, set within nearly half an acre. Nestled in the sought-after village of Marldon, this exceptional detached home offers breath taking countryside views, a spacious and versatile layout, and a self-contained annex. With four/five bedrooms, a garage, off-road parking, and beautifully landscaped gardens, this property is a rare find. This remarkable home in Marldon offers a perfect blend of luxury, versatility, and countryside charm. With spacious living areas, a self-contained annex, and breath taking views, it's an ideal choice for those seeking a tranquil yet well-connected lifestyle. Whether you're looking for a family home, an investment opportunity, or a multi-generational living arrangement, this stunning property ticks all the boxes.



Main House

As you step inside, the main house is accessed via the sun room to the side, French doors lead out to a decked terrace, where you can soak in stunning views of rolling fields and countryside wildlife with far reaching views towards Haytor and Dartmoor. Off of the sun room there is an archway providing access to the principal living areas. The sitting room is a bright and welcoming space, featuring a log-burning Henley fireplace, wood effect flooring, a bespoke media wall with fitted storage, and dual-aspect UPVC triple glazed windows that flood the room with natural light. The kitchen/breakfast room boasts a modern design with a triple-aspect outlook. Fitted with a sleek range of high-gloss wall and base units, it includes soft-close pantry storage, an integrated dishwasher, an NEFF eye-level double oven and microwave, a five-ring Neff gas hob with an extractor fan, and an inset sink with a mixer tap. The space is completed with a glass splashback, under-cabinet lighting, and ample room for an American-style fridge freezer. Adjacent to the kitchen, the utility room provides additional storage, space for white goods, and direct access to the gardens through a mudroom/porch. There are three further bedrooms in the main house, with two on the ground floor, each generously sized with UPVC triple glazed windows, central heating radiators, fitted storage, and coved ceilings. The family bathroom is beautifully finished with a spa-style panelled bath, a wet-room-style shower, a pedestal washbasin, a low-level WC, and contemporary tiling throughout with under floor heating. A skylight tunnel and obscured double-glazed window allow natural light to fill the space.

The first floor houses the principal bedroom suite, which benefits from eaves storage, thermostat-controlled radiators and a UPVC double-glazed window framing countryside views. The en-suite shower room features a walk-in wet-room-style shower, a wall-hung WC with a concealed cistern, a stylish vanity washbasin, central heating towel rail, under floor heating and fitted storage. Sliding doors open onto a private balcony terrace with a glass and stainless-steel balustrade with a power point and water tap for maintenance, providing an idyllic spot to enjoy far-reaching views.



Self-Contained Annex

Ideal for multi-generational living or rental income, the annex offers a private entrance, as well as internal access from the main house. It comprises a spacious dining area, a well-proportioned bedroom, and a flexible lounge/second bedroom, both featuring central heating, fitted storage, and UPVC double-glazed windows. The shower room is fitted with a glass-enclosed shower, a pedestal washbasin with a vanity mirror and lighting, a WC, and plumbing for additional appliances and access to storage under the property. The kitchenette is well-equipped with wall and base units, work surfaces, an inset sink with a mixer tap, an integrated oven and grill, a gas hob with an extractor fan, and a UPVC double-glazed window with a stunning countryside outlook. The annex has its own separate council tax and can function independently or be incorporated into the main home.

Outdoor Space

The property sits on a substantial plot, with a driveway and double garage providing ample off-road parking. The front garden is landscaped with mature shrubs, bushes, and trees, while a wraparound decked terrace with timber and rope balustrades offers an elevated seating area to enjoy the panoramic views. To the rear, the beautifully tiered gardens feature a sun terrace, a patio courtyard, and a workshop with power and fitted storage. A nature pond, fruit trees, and mature shrubs add to the charm, while a greenhouse and allotment area provide space for gardening enthusiasts. A secluded elevated seating area offers a tranquil spot to take in the scenic surroundings. The garden continues with a lawn space, mature trees, and a summer house with French doors, creating a private retreat amid tropical plants, palms, and roses. At the lower end of the garden, a composting area and additional raised beds provide further gardening opportunities, while a lawn area bordered by mature plants leads to a hidden seating area, perfect for quiet relaxation. The property is also fitted with a septic tank. This remarkable home in Marldon offers a perfect blend of luxury, versatility, and countryside charm. With spacious living areas, a self-contained annex, and breathtaking views, it's an ideal choice for those seeking a tranquil yet well-connected lifestyle. Whether you're looking for a family home, an investment opportunity, or a multi-generational living arrangement, this stunning property ticks all the boxes.



FLOORPLAN

Services

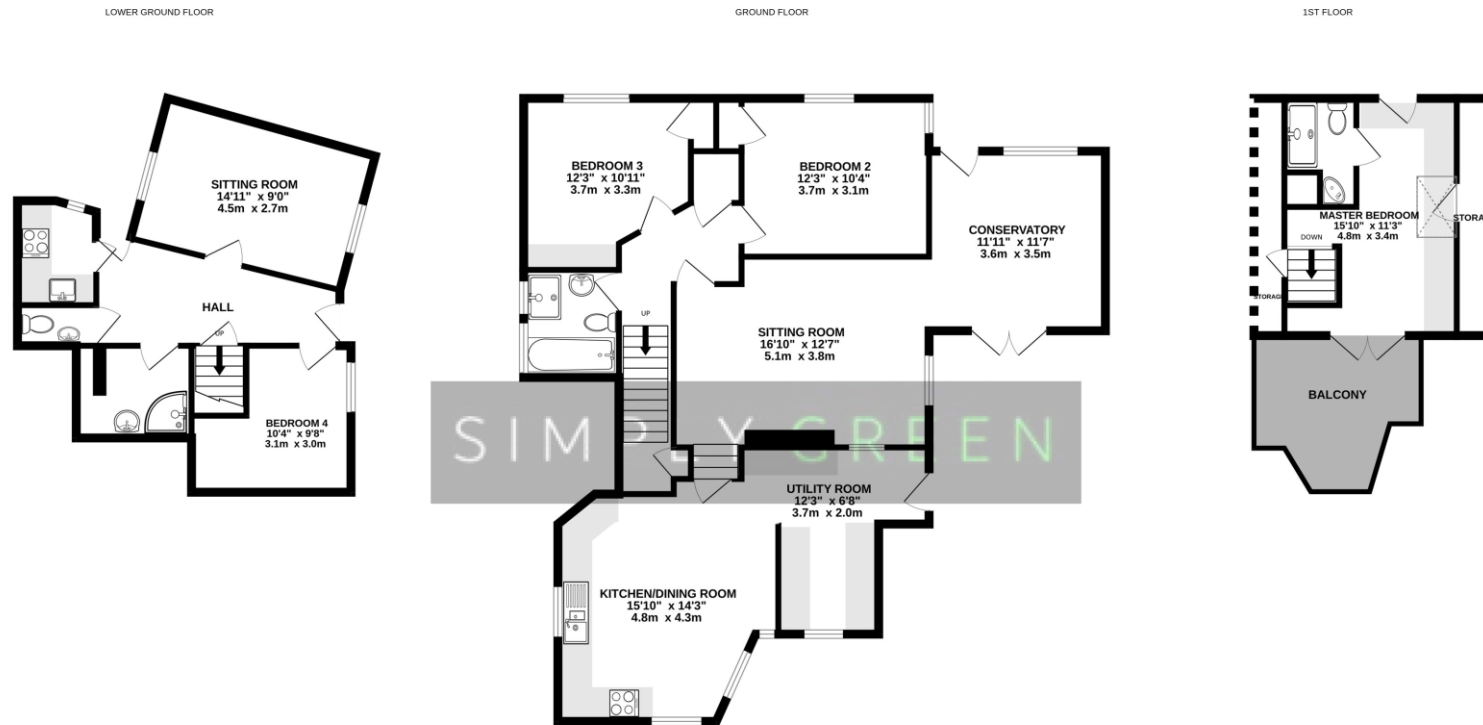
Mains Electricity. Mains Gas. Mains Water. Septic Tank.

Local Authority

South Hams Council

Agents Notes

The property benefits from solar panels, on a feed in tariff, generating around £700-£800 per year.



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.
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