



Eden, South Brent, TQ10 9JE

CHRISTOPHER'S  
— SOUTH HAMS —



Slices of paradise don't come more readily than in this superb property betwixt South Brent and Wrangaton.

Approached via double 5-bar gates and a sweeping driveway, this beautiful, detached home offers over 4,000 sq. ft of sheer delight and truly embraces its name – Eden.

From its 3 reception rooms to the 4 double bedrooms, to the pristine walkway that invites you to the purpose-built annexe - absolutely everything in this home exudes quality.

The dual aspect sitting room enjoys bi-fold doors that douses this spacious room with natural light and overlooks the stunning south facing gardens, but a central log burner nestled underneath an oak lintel brings a homeliness to this family space. Double doors also invite you into the garden from the separate dining room.

The highly modern kitchen/breakfast room showcases glossy units and a wealth of integrated appliances; natural light bounces off the chalk white cupboards bringing a very fresh vibrancy to this space and a large central island is the perfect spot to host time with family and friends.

From the kitchen, wander past a well-appointed utility room and office and through a fully glazed corridor to the immaculate 2-bedroom annexe complete with kitchen, large reception, luxurious shower room and generous storage.

Upstairs in the main body of the house are three double bedrooms with extensive ranges of wardrobes. The fourth bedroom is an incredibly grand suite, befitting of a rather opulent hotel with its large dressing room, vast built-in wardrobes and lavish ensuite shower room. A superb family bathroom with separate walk-in shower completes the upstairs accommodation.

Outside, areas of neat level lawn frame the driveway to the front where there is plentiful space for parking a myriad of vehicles as well as a double garage with light and power connected.

Gates at either side of Eden invite you to the exquisitely presented, private, south-facing rear garden.

An impressive patio extends the width of the house and overlooks the manicured lawn with steps leading to the same. The gazebo to the side of the gardens is a perfect addition and extends the entertaining opportunities of this fabulous space.

Radiating quality and luxury from its very core, Eden is a truly superior home that would attract a number of buyers; from those who love gathering together with family and friends, to those looking for multi-generational living or to even run a business from home, the possibilities are highly flexible and endless and Christopher's can't wait to show it off.



## Key Features

Luxurious Detached Home

3 Receptions

4 Double Bedrooms including Grand Master Suite

2-Bedroom Fully Equipped Annexe

Utility

Double Garage

Stores

Stunning South-Facing Gardens

Gazebo

Plentiful Parking

## Situation & Amenities

Delighting in the atmosphere of a large village and set within the boundaries of Dartmoor National Park, South Brent was once a thriving market town with a bustling trade in wool and annual fairs; the Zeal Tor Tramway, now dismantled, highlights the areas industrial past. Today, it still enjoys the dramatic moorland backdrop and gives a nod to its Bronze Age history with the nearby and impressive Eastern White Barrow burial cairn on the road to the Avon Dam. South Brent is saturated in community spirit and showcases sustainable initiatives and projects. There is also the 'Old School' which was acquired by the locals and is now home to a gallery space for local artists, a bike bank and a variety of classes. The Art House has two studio rooms here and run some creative courses including basketry, ceramics, bookbinding and carpentry. Further amenities in South Brent include the health-centre, pharmacy, post-office, hairdressers, several shops, delicatessen, butchers, florist, pubs and cafes. The village also offers several places of worship and the primary school, which is currently rated Good by Ofsted is in the catchment area for Ivybridge, Totnes and South Dartmoor secondary education each with excellent facilities. Sitting minutes away from the A38, South Brent is an excellent base for the larger cities of Plymouth and Exeter and with Dartmoor on its doorstep, there is a wealth of outdoor leisure pursuits to explore as well.

**Services:** Mains Electricity. LPG Gas Central Heating.  
Private Water. Private Drainage.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

### Local Authority:

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

### Planning Authority:

Dartmoor National Park,  
Parke, Bovey Tracey, TQ13 9JQ

**COUNCIL TAX BAND:** G

**Tenure:** Freehold.

### Viewings:

Strictly by appointment through  
Christopher's South Hams  
01752 746 550









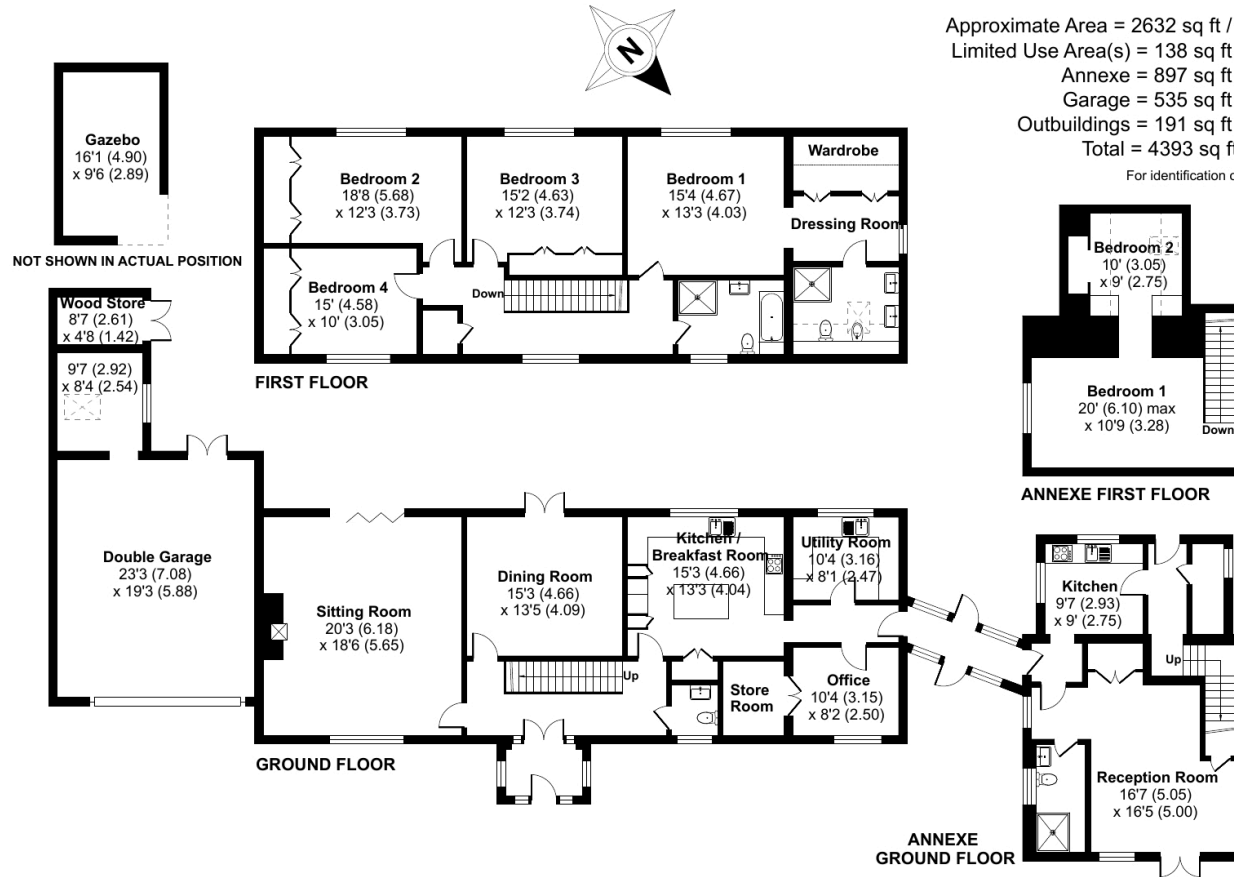




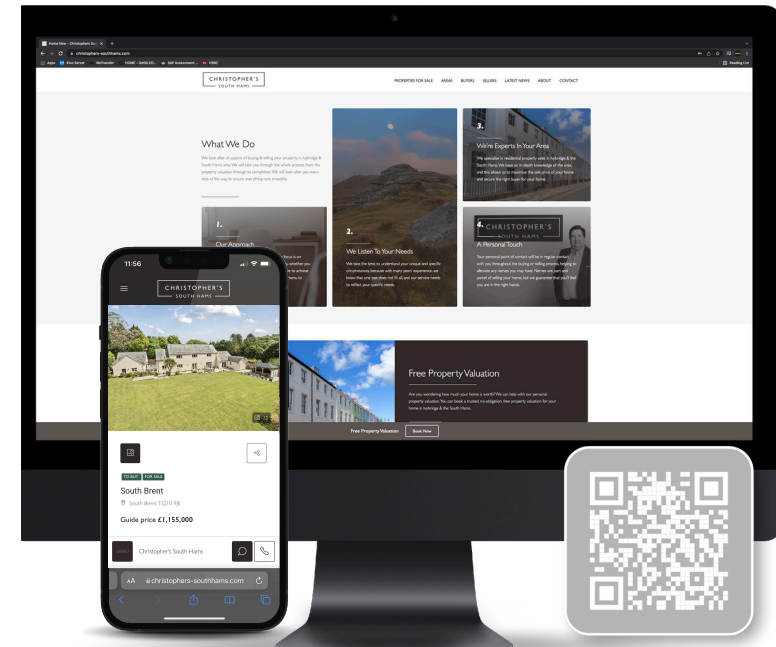


## South Brent, TQ10

Approximate Area = 2632 sq ft / 244.5 sq m  
 Limited Use Area(s) = 138 sq ft / 12.8 sq m  
 Annexe = 897 sq ft / 83.3 sq m  
 Garage = 535 sq ft / 49.7 sq m  
 Outbuildings = 191 sq ft / 17.7 sq m  
 Total = 4393 sq ft / 408 sq m  
 For identification only - Not to scale



## Energy Efficiency Rating



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 SOUTH HAMS

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