



The Round House, Dartington, TQ9 6DY

CHRISTOPHER'S
— SOUTH HAMS —

Boasting almost 4,000 sq.ft, the sheer magnitude of this 19th century homestead immediately impresses as it comes into view through electric gates and onto your own private driveway.

The main house is dominated by its namesake sitting room; it's difficult to imagine a horse inside one's sitting room, but this would have originally been the engine room to an attached threshing barn in which a horse would have powered the threshing machine by walking round and round the central cog and gears. This striking room, bathed in history, retains its rightful position as 'the engine room', the true hub of the home.

The ground floor entrance hall welcomes you with flagstone flooring and a corridor leading to three double bedrooms; one with an ensuite shower room. A further luxurious, family shower room completes the ground floor accommodation.

A bespoke, steel spiral staircase with glass viewing platform, invites you upstairs and straight into the grand dining hall with a touch of theatre. Unifying the dining hall and the sitting room is the notable continuation of exposed stonework, oak beams and flagstone flooring saturating this home in character. The sitting room's showstopping feature is the sizeable log burner bringing a cosiness to this expansive space. The wooden, stone and glass conservatory adjoins both the sitting room and dining hall and is a delightful addition to these entertaining spaces, perhaps a calmer retreat in which to relax and take in the superb southerly aspect of the gardens.

The large master bedroom suite with its two lavish bathrooms enjoys its own private enclave off the dining area.

The dual aspect kitchen/breakfast room is contemporarily dressed in oak cabinetry with granite work surfaces and features a large central island with plentiful seating.

This is a truly uninhibited home in which the current owners have expertly balanced its historical wealth with a modern lifestyle.

Outside, the utterly superb gardens extend to 2.18 acres to include a plethora of established flowering shrubs, trees and plants, manicured lawns and verdant woodland. Dotted throughout the gardens you will find a summerhouse, insulated gym, gazebo and secluded seating areas.

Follow the stream trickling through the woodland to uncover an enchanting one-bedroom cabin with balcony overlooking its own lake; an idyllic oasis and perfect for a multitude of uses; from a budding artist taking in the pastoral surroundings, to ancillary accommodation for family and friends, the opportunities are endless. There is an abundance of wildlife to enjoy in this very special setting, from the moorhens and ducks bobbing along the lake to the woodland creatures appearing on your doorstep; an exceptional haven all round and viewings are highly recommended.



Key Features

Detached Period Homestead
Character Features
4 Double Bedrooms
4 Bathrooms
Conservatory
1 Bedroom Lakeside Cabin

Insulated Gym
Summerhouse
Double Garage with Light & Power
Boiler/Utility Room
Lake, Gardens & Woodland (2.18 acres)
Parking

Situation & Amenities

Located to the west of the moorland river dart is the small village of Dartington, originally home to a renowned cider press which is now the focus of its artisan, namesake shopping centre. It is rich in leading the British craft & design movements with emphasis on ceramics and pottery. Dartington also hosts the 13th century thatched pub, the Cott Inn, a primary school, various village stores and the nearby historic country estate of Dartington Hall and Barn Theatre. Nearby Totnes is a medieval market and boutique town full of excellent eateries and independent shops, as well as twice-weekly markets and a castle to explore. Additional amenities include places of worship, supermarkets, medical and leisure facilities as well as a community hospital. There are further primary schools and secondary education can be found at the established king edward vi community college. Totnes further embraces the Dartington spirit of arts by attracting a vibrant 'alternative' community with a number of facilities for artists, painters and musicians. If you want to head to the coast for relaxation or adventure sports, there is a wealth of fabulous beaches along the English Riviera to the east as well as the south hams coastline, whilst the glorious wilderness of Dartmoor is on your doorstep too.

Services: Mains Electricity. LPG Gas Central Heating. **Tenure:** Freehold.
Mains 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

COUNCIL TAX BAND: G

Viewings:

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







Dartington, Totnes, TQ9

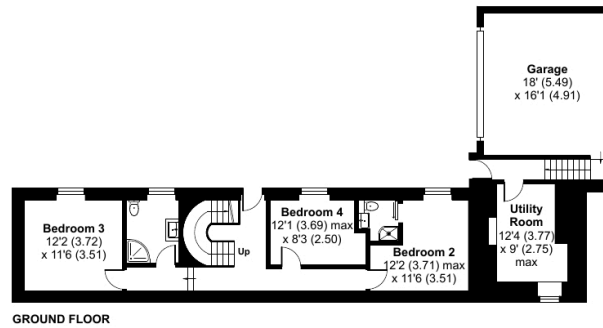
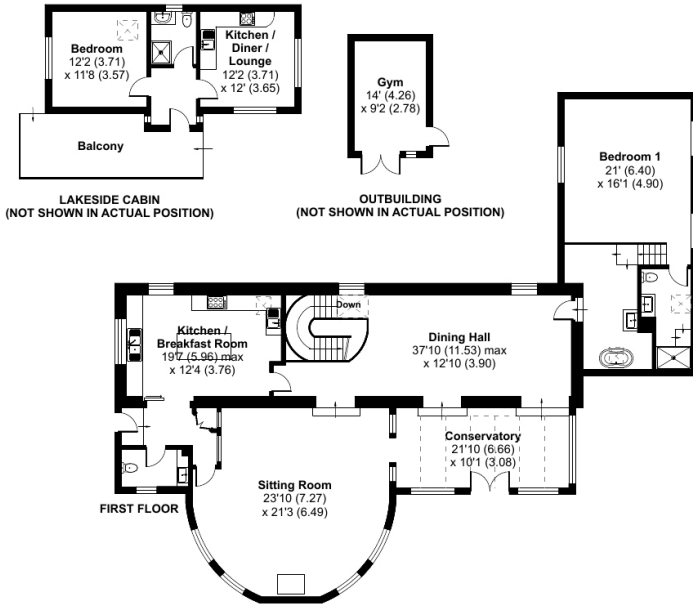
Approximate Area = 3395 sq ft / 315.4 sq m

Garage = 290 sq ft / 26.9 sq m

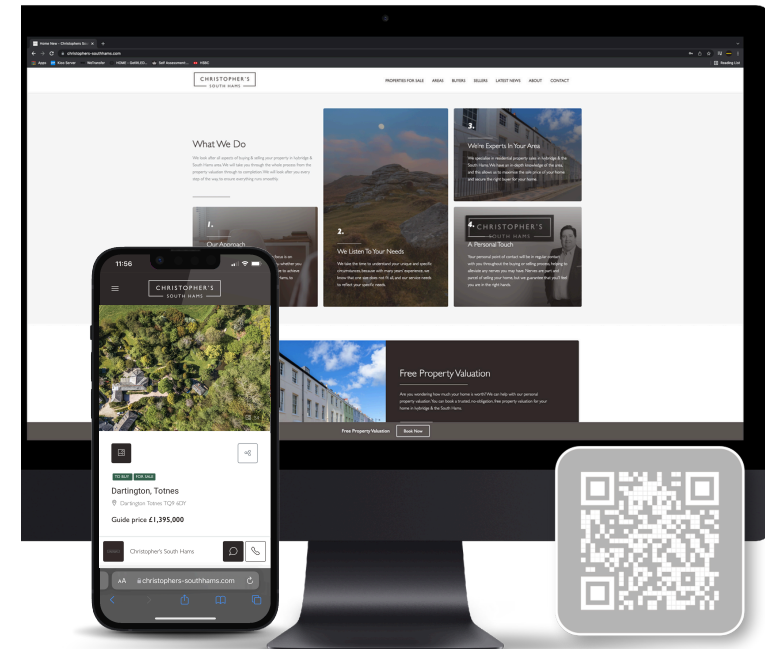
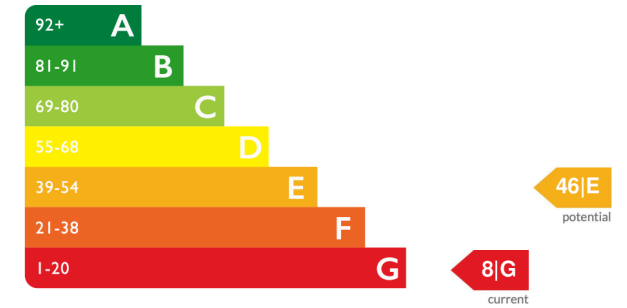
Outbuildings = 127 sq ft / 11.7 sq m

Total = 3812 sq ft / 354 sq m

For identification only - Not to scale



Energy Efficiency Rating



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CHRISTOPHER'S
SOUTH HAMS

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