



**Connells**

Rosabelle Plymouth Road  
TOTNES





## Property Description

Guide price \*\*\* £900,000 - £999,000 \*\*\*  
Rosabelle is an exceptional Grade II listed Georgian residence that perfectly balances historic character with modern practicality. Its classical proportions, elegant detailing, and versatile layout make it ideally suited to a wide range of lifestyles, from growing families to those seeking a refined retreat in the heart of Totnes.

With over 3,750 sq. ft. of accommodation arranged across three floors, multiple reception rooms, landscaped courtyard gardens, ample parking, and far-reaching views, this is a property of rare quality and distinction.

Connells strongly recommend viewing to appreciate the scale, elegance, and charm of this remarkable home. Properties of this calibre seldom come to market, and Rosabelle will not disappoint.

## Accommodation

### Entrance & Receptions

The front door opens into a generous entrance hall, where period detailing and high ceilings set the tone for the rest of the home. From here, the accommodation flows naturally, with the principal reception rooms leading off to either side.

The dual-aspect drawing room is a particular highlight. With its tall sash windows flooding the space with natural light, ornate fireplace,

and deep skirting boards, this is a room of grace and grandeur, perfectly suited to both formal entertaining and relaxed family gatherings. A secondary sitting room adjoins, which could serve as a library, music room, or snug, depending on requirements.

The formal dining room offers the perfect setting for hosting dinner parties, while a more intimate adjoining space provides a quiet retreat for reading or contemplation. The combination of generous proportions and versatile layout ensures that every occasion, from lively entertaining to tranquil relaxation, can be accommodated with ease.

### Kitchen & Informal Living

At the heart of Rosabelle lies the kitchen, a remarkable space that blends character with modern convenience. Vaulted ceilings and partially exposed stone walls give the room an immediate sense of drama, while contemporary fittings and a generous footprint ensure that it functions perfectly for modern family life.

There is ample room for dining and informal entertaining, and French doors connect directly to the central courtyard garden, creating a seamless flow between indoor and outdoor living. Whether hosting a summer barbecue, enjoying a quiet breakfast, or gathering with friends, this space is as functional as it is stylish.

A useful utility room and ground-floor cloakroom complete the main living areas, ensuring the house combines practicality with its elegant design.



## Ground Floor Bedroom Suite

Unusually for a property of this style, Rosabelle also benefits from a spacious ground-floor bedroom with ensuite shower room. This provides excellent guest accommodation or could serve as a self-contained space for relatives requiring ground-floor living, adding to the home's versatility.

## Bedrooms & Bathrooms

The first floor offers well-balanced accommodation, with four principal bedrooms and two bathrooms.

The principal bedroom is particularly impressive, enjoying a dual-aspect outlook across Totnes and the surrounding countryside. It is a room of both scale and refinement, with the potential to be reconfigured to incorporate an ensuite and dressing room if desired.

The additional bedrooms are all generously proportioned, making them suitable for family members or guests. Two large family bathrooms currently serve this floor, though a purchaser may wish to restore the original layout, creating up to five bedrooms in total-three with ensuite facilities.

A dedicated home office is also situated on this floor, providing a quiet and comfortable workspace ideal for modern remote working.

## Second Floor Bedroom & Ensuite

A private staircase rises to the top floor, where a self-contained suite provides peace, privacy, and spectacular views. With its own ensuite shower room, this space could be used as a principal bedroom, a guest retreat, or even a studio, depending on lifestyle needs.

The elevated outlook from this level is particularly striking, with far-reaching views across Totnes and the rolling South Devon countryside beyond.

## Outdoors

The external areas at Roseabelle have been carefully designed to complement the elegance of the house while providing practical spaces for modern living.

### The Courtyard Gardens

At the heart of the property lies a charming walled courtyard garden. Laid with artificial lawn for ease of maintenance, the courtyard is a delightful and private space that can be accessed directly from both the kitchen and the annex. Its sunny aspect and sheltered position make it an ideal area for relaxation, dining, or entertaining, while mature planting provides colour and texture throughout the seasons.

### Grounds & Parking

The property is approached through a gated entrance onto a sweeping driveway, providing ample parking for multiple vehicles and leading to the integrated garage.

To one side of the house lies a small potting shed and garden area, while the other side features an additional walled courtyard garden. Like the main courtyard, this space is low-maintenance, laid with artificial lawn, and enjoys a sunny position-an inviting spot for outdoor living.















## Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure: Freehold

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