



Western Waters, Bugford Lane, Hillfield, Dartmouth,  
TQ6 0LU

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS



## Western Waters, Bugford Lane, Nr Dartmouth

A substantial home set in approximately 2 acres of grounds on the outskirts of Dartmouth with a paddock and stream fed lake with 5 bedrooms, a heated indoor swimming pool, extensive parking and garage.

### Accommodation

#### Ground Floor

Entrance Hall. Inner Hallway. Shower Room. Drawing Room. Boot Room. Garage. Utility Room. Kitchen / Breakfast Room. Sun Room. Dining Room. Indoor Swimming Pool With Pump Room & Wet Room.

#### First Floor

Landing. Main En Suite Bedroom. Bedroom 2 With En Suite. 3 Further Guest Bedrooms. Reception Room. Family Bathroom.

#### Outside

Beautifully Landscaped Gardens & Grounds Of Approx. 2 Acres. Stream Fed Lake. Paddock

#### Mileage

*Dartmouth 3 miles, Totnes 12 miles, Kingsbridge 14 miles, A38 Devon Expressway 20 miles (Distances Approximate)*

Dartmouth Office  
01803 839190

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## KEY FEATURES

Substantial Charming Rural Home  
 Set In Approximately 2 Acres Of Landscaped Gardens & Grounds  
 5 bedrooms, 2 With An En Suite Bathroom  
 4 Reception Rooms  
 Spacious Accommodation Throughout  
 Beautiful Countryside Views  
 Indoor Heated Swimming Pool  
 Garage And Extensive Parking  
 Annex Potential  
 Paddock & Stream Fed Lake  
 Pretty Rural Position Just Outside Of Dartmouth  
 Mains Electricity & Water. Private Drainage  
 Oil Fired Central Heating









## Western Waters

Nestled in a charming rural hamlet on the outskirts of Dartmouth, Western Waters is a substantial period home thoughtfully extended and well appointed throughout.

Set within approximately 2 acres of beautiful landscaped gardens and grounds, the property enjoys a peaceful sense of privacy, tranquillity, and sweeping countryside views. The grounds include a stream-fed lake, a paddock, and a pretty formal and informal garden areas ideal for dining, entertaining, or peaceful retreat.

This impressive family home offers generously proportioned accommodation over two floors, combining a wonderful sense of calm and space, with modern comforts. With five bedrooms and four reception rooms, the layout has been designed to accommodate both family living and entertaining on a grand scale.

The well presented accommodation on two floors comprises as follows. On the ground is an entrance hall, a drawing room with bay windows overlooking the garden, a shower room, a boot room, a large kitchen/breakfast room through to a sitting room, a dining room and useful utility room.

On the first floor is the main en suite bedroom with access to a full width balcony with gorgeous far reaching views, a further 4 bedrooms, 1 with an en suite bathroom, a separate family bathroom and a first floor reception room.

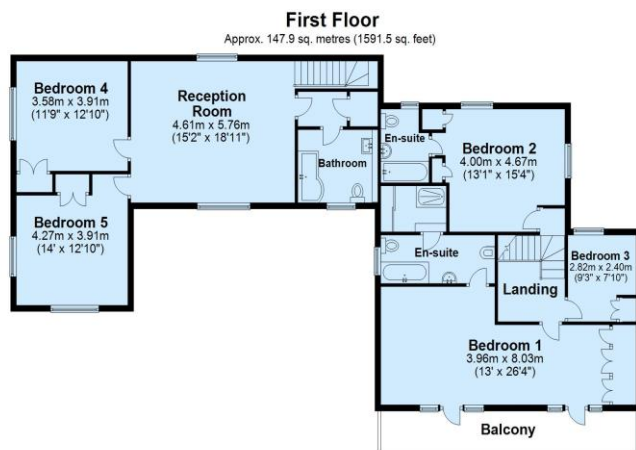
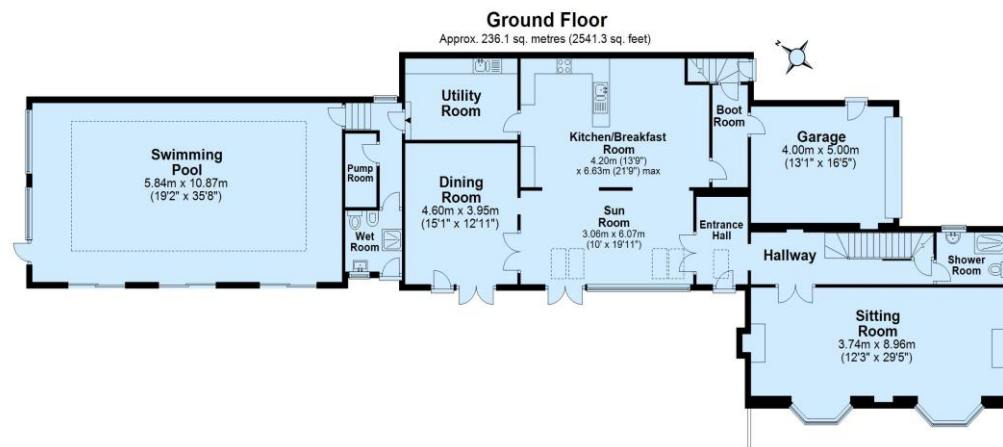
A particular highlight of the property is the indoor heated swimming pool with five full-height sliding glazed doors opening directly onto the garden.

Additional features include a garage, extensive off-road parking, and a location that provides both seclusion and convenient access to Dartmouth and the surrounding countryside.

Western Waters presents a rare opportunity to acquire a truly exceptional country home in one of South Devon's most desirable settings.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away





Total area: approx. 383.9 sq. metres (4132.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

## COUNCIL TAX

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## SERVICES

Mains electricity & water. Private drainage. Oil fired central heating.

## FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## TENURE

Freehold

## VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

## DIRECTIONS

From Dartmouth take the A3122 towards Totnes. After approximately two miles turn left signposted to Hillfield and Bugford. Continue on this road for about half a mile to Bugford Cross. Continue down the lane and Western Waters is the last property on the right before the bridge.





#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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