



HIGHER GITCOMBE

Cornworthy • Devon • TQ9 7HH



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Mileages

Dartmouth 7 miles • Dittisham 2.5 miles • Totnes 7 miles

(All mileages are approximate)

Accommodation

Porch • Entrance Hall • Reception Hall • Cloaks Cupboard • Cloakroom • Study
Sitting Room • Dining Room • Kitchen / Breakfast Room • Larder • Utility Room • Cloakroom 2

Full Height Vaulted Galleried Landing

Main Bedroom Suite With En Suite Shower Room and 2 x Dressing Rooms/Walk in Wardrobes

Principal Guest Bedroom With En Suite Bathroom and Walk in Wadrobe

3 Further Bedrooms • 2 En Suites

Family Shower Room • Bedroom/Playroom/Home Office

The Coach House

Open Plan Kitchen/Living/Dining Room • Bedroom • Bathroom

Balcony with Hot Tub & Views • Large Garage For approx. 8 Vehicles

Outside

Gravelled Driveway Providing Further Parking

Stone Garden Room/Log Store With Development Potential (subject to planning)

Wrap Around Veranda and Paved South Facing Sun Terrace with Dining/BBQ Area • Hydro Pool

Large Gardens Mainly Laid To Lawn with Established Planting Garden Shed/Log Store

A beautiful country house nestled in a plot of approx. 1.3 acres in the heart of the picturesque South Hams countryside in an area of Outstanding Natural Beauty, perfectly placed with easy access to the vibrant, historical naval port of Dartmouth, the charming market town of Kingsbridge and bustling Medieval town of Totnes which has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar and access to the A38 Devon Expressway.

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
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Prime Waterfront & Country House Department

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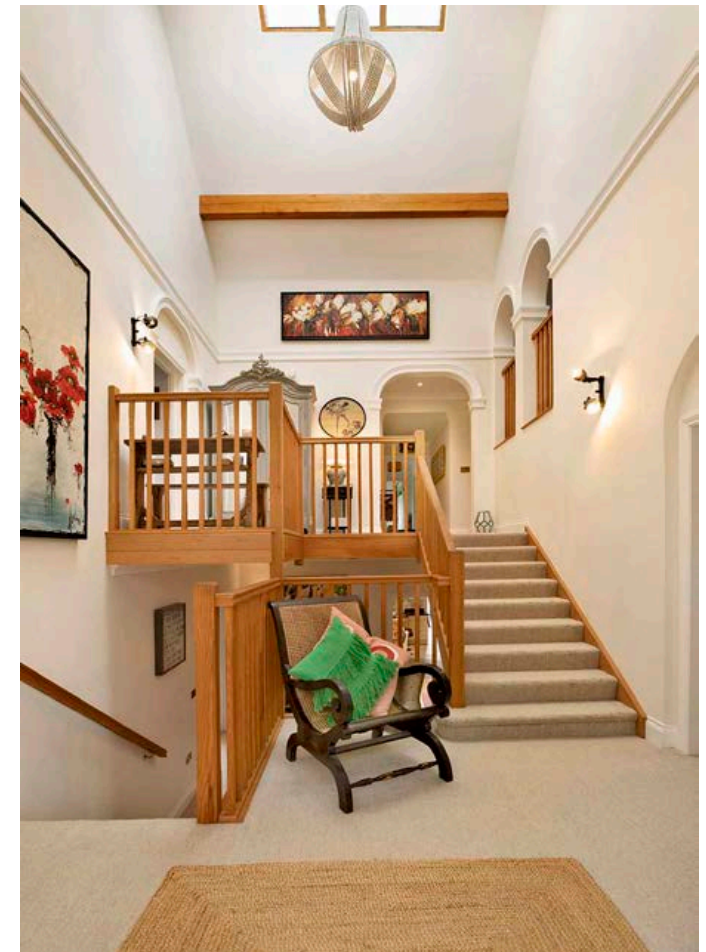
Dartmouth Office

01803 839190

dartmouth@marchandpetit.co.uk

1/3 Hauley Road, Dartmouth, Devon, TQ6 9AA



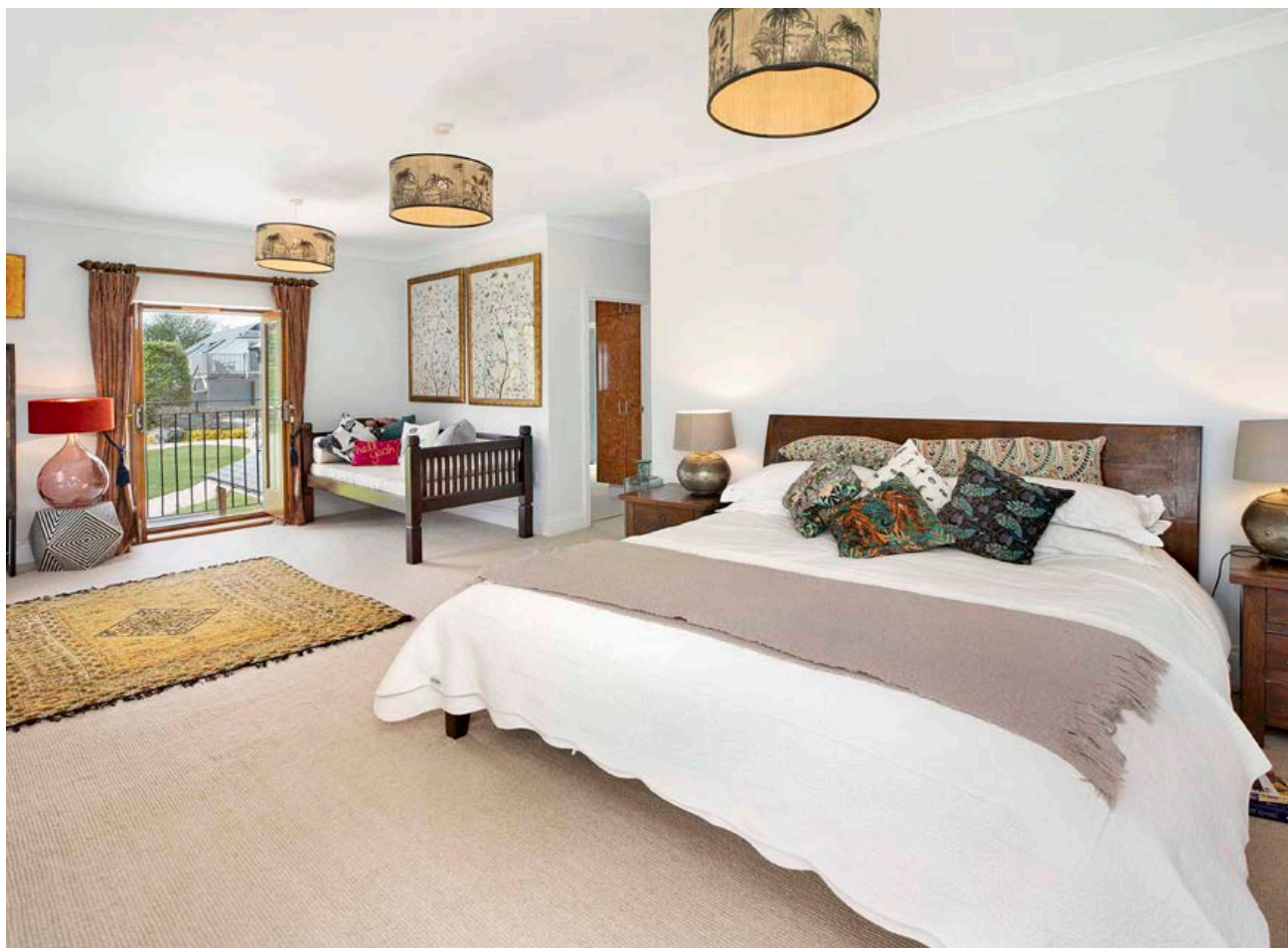


Situation

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.

Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.





Description

This elegant family home enjoys gorgeous views of the surrounding countryside towards Dartmoor in the distance, and has been stylishly improved and presented by the current owners who have created a home full of warmth and ease of family living. The house nestles beautifully in its plot in this peaceful wooded rural idyll and has spacious light filled accommodation, a wonderful mature garden with a hydro pool a large 8 car garage and plenty of additional driveway parking.

The property offers versatile accommodation with further potential and has the added attraction of a self contained contemporary 1 bedroom apartment which generates a constant revenue throughout the year.

Higher Gitcombe was built approximately 20 years ago and the high quality nature of the build continues to shine through with attention to detail key. The house features high specification thermal protection, electronics and connectivity and oil fired underfloor heating in all rooms.

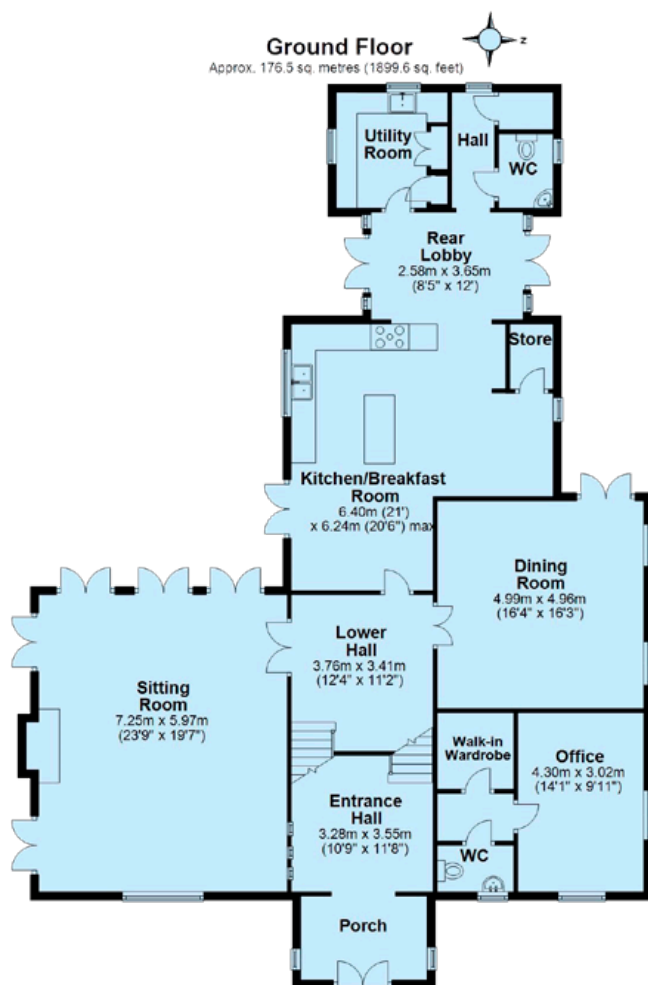
The stunning entrance hall has a double height vaulted ceiling with fixed panel glazing allowing light to flood in. The sitting room is a wonderful spacious room with feature fireplace with marble surround and five sets of French doors leading directly out to the garden. There is a stylish brand new bespoke kitchen recently fitted which really is the heart of this home, with a superb central island unit, a walk in larder, a utility room and a cloakroom. On the first floor the main bedroom suite has his and hers walk in wardrobes and an en suite shower room and the main guest bedroom has a walk in wardrobe and en suite bathroom. There are four further bedrooms, one of which has an en suite bathroom and there is a family shower room.

The Coach House is a self contained apartment, stylishly presented with spacious light filled rooms. The main living space is open plan comprising a kitchen/dining/sitting room with double doors out on to a decked balcony with hot tub and stunning views across to Dartmoor.

The secluded gardens at Higher Gitcombe are a particular feature of this lovely home. Mainly laid to lawn with well established planting.



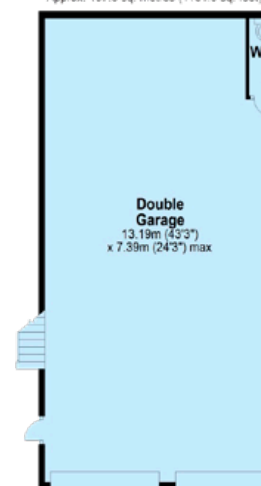




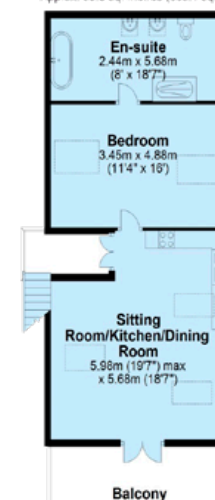
Second Floor
Approx. 24.8 sq. metres (266.7 sq. feet)



Garage Ground Floor
Approx. 107.9 sq. metres (1161.0 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.1 sq. feet)



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. Capture Property 01225 667287.



Services

Oil Fired Under Floor Heating.

Mains Electricity & Water, Private Drainage.

EPC Rating

C

Council Tax

Band G

Tenure

Freehold

Local Authority

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

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others 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.

Directions

From Dartmouth take the A3122 towards Totnes. After approximately four miles at the Sportsman's Arms, Hemborough Post turn right and immediately left signposted to Tideford and Cornworthy. Continue on this road for about two miles and the property will be found on the left hand side shortly after Tideford cross.

Viewing

Strictly by appointment with the Sole Agents, Marchand Petit Dartmouth 01803 839190.



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