



**Greenslade House, Greenslade Road, Blackawton,
Totnes, TQ9 7BP**

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS

Greenslade House, Blackawton

A beautiful detached period home, set in a peaceful position on the edge of the village, commanding the most wonderful rural views.

Accommodation

Ground Floor

Entrance Hall. Cloakroom. Utility Room/Boot Room. Annexe Currently A Dressing Room & Bedroom Above. Sitting Room. Kitchen/Dining Room.

First Floor

Galleried Landing. 3 Further Double Bedrooms. Family Bathroom & Separate Shower Room

Outside

South Facing Private Front Garden.
Parking For Several Cars. Storage Barn

Mileage

*Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles.
All mileages are approximate.*

Prime Waterfront & Country House Office
01548 855590
kingsbridge@marchandpetit.co.uk







KEY FEATURES

Charming Detached Period Home
 Beautifully Presented With A Warm Ambience Throughout
 Stunning Views Across The Surrounding Countryside
 3/4 Double Bedrooms
 Versatile Accommodation With Annexe Potential
 Wonderful Open Plan Kitchen/ Dining Room
 Elegant Sitting Room With Wood Burning Stove
 Large Separate Utility Room
 Ample Driveway Parking
 Pretty Large Walled Level Garden
 Mains Electricity Water & Drainage
 LPG Central Heating





Greenslade House, Blackawton, Totnes, TQ9 7BP

Greenslade House is a beautiful period home, set in a peaceful position on the edge of the village, commanding the most wonderful southerly rural views.

The house has been lovingly renovated throughout to a high standard including new windows and is a most charming home, full of character and warmth.

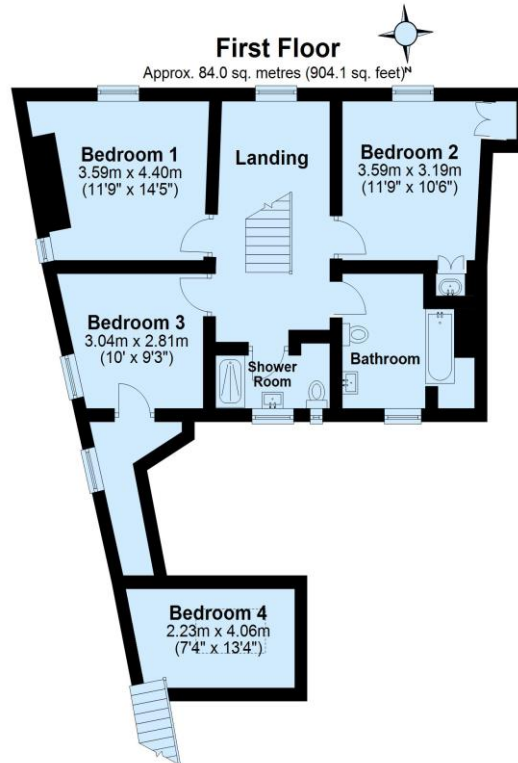
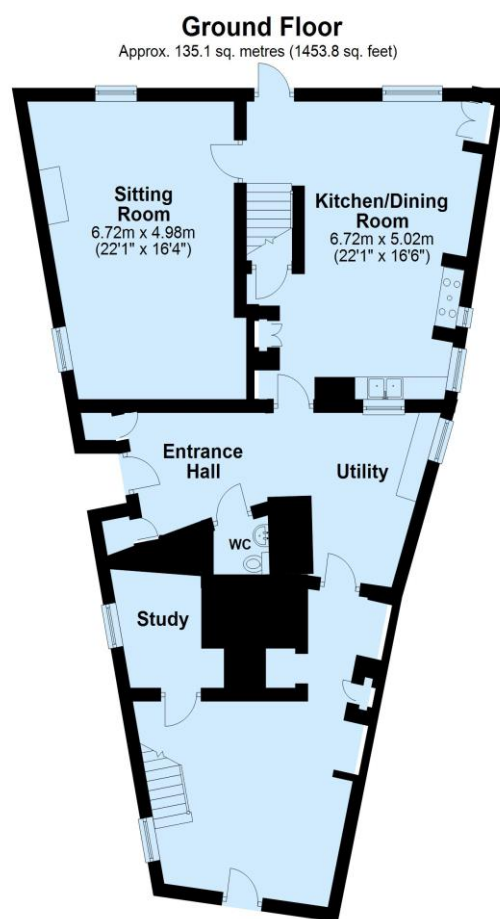
Approached from the gravelled driveway and parking area, through a pretty front walled garden via a stone laid pathway, you are drawn to the elegant glass veranda, which provides a lovely area to sit out and enjoy the views of the surrounding countryside. A glazed door leads in to the hallway which is open plan to the stunning kitchen/dining room, a wonderful family room divided by a large freestanding island unit, with a Delabole slate floor. There is a cosy and warming wood burning stove in the dining area and ample storage cupboards.

The living room is an elegant spacious room full of character, with a feature open fireplace and wood burning stove, large window to the front overlooking the garden and glazed window overlooking the inner hall. Leading off the kitchen is a large light filled room with glazed roofing currently used as an inner hall and utility, and providing an additional storage area, there is also a useful w.c. Leading from the utility is an area currently used as a dressing room with bedroom upstairs. From the front entrance hall stairs lead up to the first floor where there is a lovely light landing with large window overlooking the garden, 3 double bedrooms, one with a door leading to a mezzanine overlooking the utility/inner hall. There is a beautifully fitted family bathroom and separate shower room.

Outside there is a pretty south facing and private walled garden, parking for several cars, storage barn and hidden to one side the LPG storage tank.

Blackawton has a strong community with a highly regarded primary school, community run shop, church and a public house. Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north.





Total area: approx. 219.1 sq. metres (2358.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	24	
(1-20) G		
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

Band E

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, Prime Waterfront & Country House Office. Tel: 01548 855590

DIRECTIONS

From Dartmouth take the A3122 towards Totnes. After approximately four miles turn left at Oldstone Cross signposted to Strete and Blackawton, take the first right signposted to Blackawton. Turn left at The Normandy Arms and right into Greenslade Road. Proceed beyond the property and take the next right in to the driveway and parking area.



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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