

SOMERSWOOD

DARTMOOR NATIONAL PARK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Somerswood
Dartmoor National Park | Devon | TQ10 9JL

Mileages

Exeter - 30 miles | A38 - 2.5 miles

Totnes Train Station - 8 miles

(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Drawing Room, Sitting Room, Dining Room,
Kitchen / Breakfast Room, Utility and Boot Room

First Floor

Principal Bedroom with En-suite and Dressing Room, 3
Bedrooms (1 En-Suite), Balcony, Bathroom

The Annexe

Ground - Open Plan Kitchen, Living and Dining Area
First - Bedroom and En-suite with Separate Bath and Shower

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad St, Modbury, PL21 0PS

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP



“Where modern elegance meets timeless character in this
beautifully restored country home”

AT A GLANCE

Somerswood is a striking country residence, elevated above the River Avon, in the picturesque setting of Lydia Bridge within the Dartmoor National Park. This exquisite home has been restored by the current owner, creating a stylish and spacious home offering over 3,000 sq. ft of accommodation, including a 1-bedroom ancillary wing.

ACCOMMODATION

The four principal receptions enjoy a garden aspect and currently provide a drawing room/study, entrance hall, sitting room, and dining room. The drawing room/study features a charming box bay window and a stone fireplace with an inset wood-burner. The generous entrance hall includes stairs to the first floor, exposed pine floorboards, and a feature stone fireplace. The inviting sitting room also benefits from a garden aspect with French doors, exposed floorboards, and a fireplace with an inset wood-burner. The dining room has a dual aspect with French doors leading out to the front patio, decorative ceiling moulds, and exposed timber flooring. The kitchen/breakfast room is delightful and dual aspect, with access to the rear courtyard, a stylish array of kitchen units, and a tiled floor. Off the kitchen are two essential spaces for rural living: a generous boot room and a utility room.

The extensive master suite incorporates a dual aspect bedroom with large sash windows overlooking the garden, a stylish ensuite arranged with a freestanding bath, walk-in shower, dual basins, bidet and wc, and a dressing room with fitted wardrobes. Bedroom 2 has a front aspect with garden views and a charming window seat, along with an ensuite featuring a bath, shower cubicle, wc and basin. Bedroom 3 also enjoys a front aspect with two large sash windows that open onto a wonderful balcony with elevated garden views, and includes an array of fitted wardrobes. The remainder of the first floor includes two further double bedrooms and a contemporary shower room finished with an exquisite tile design, generous walk-in shower, wc and basin.

Accessed via the inner courtyard, the annexe wing offers open-plan living on the ground floor, complete with a modern wood-burner and access to a delightful balcony enjoying views over the river. The first floor hosts a charming bedroom with a dual aspect, vaulted ceiling, and an ensuite shower room.

THE GROUNDS

Somerswood is set in approximately 2.16 acres. Via a pillared entrance, the drive leads to the property and barns, a right of access is given to the neighbouring property. To the front of the property is a delightful patio and formal lawns with trees and shrubs along its perimeter. The drive turns to the right to a gravelled parking area. The grounds open to a wildflower meadow and woodland. Through the charming woods is access to the River Avon.



LOCATION

Somerswood sits in the tranquil hamlet of Lydia Bridge, beside the River Avon in the heart of Dartmoor National Park. This unspoilt setting offers wooded riverbanks, granite bridges, and scenic walking trails on the doorstep. The nearby village of South Brent provides shops, cafés, a primary school, while the historic market town of Totnes is within easy reach with train links to London. Despite its peaceful rural feel, the property is well placed for the A38, giving swift access to the South Devon coastline and major regional centres.





Property Details

Services: Mains electricity & water. Oil fired central heating system. Private sewerage treatment plant.

EPC Rating: Current - E | Potential - C

Council Tax: Band F

Tenure: Freehold

Authority South Hams District Council

Fixtures & Fittings

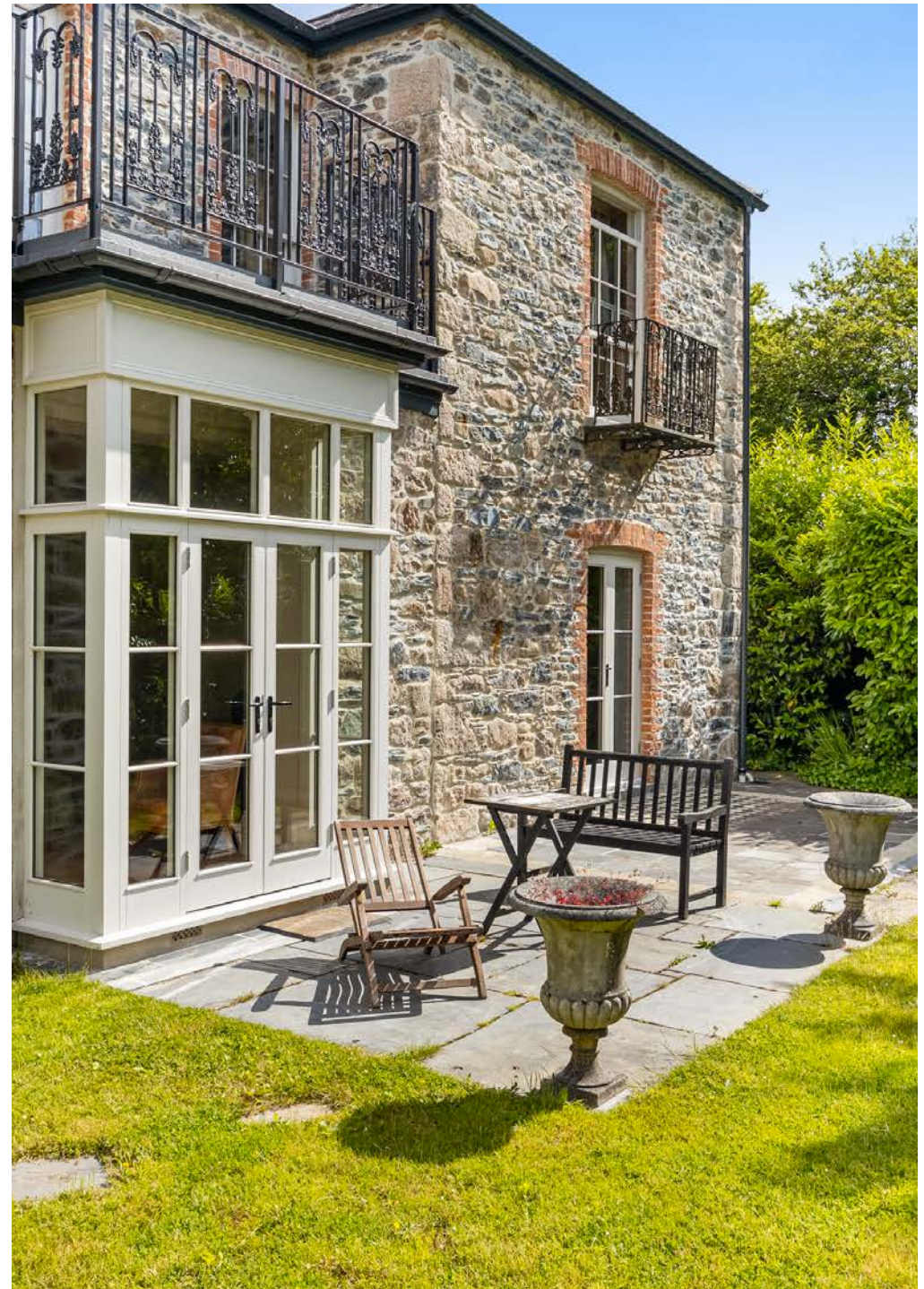
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering South Brent and just before the garage turn left into Plymouth Road and travel into the village centre and turn right, pass over the rail bridge and turn immediately left sign posted for Aish and Didworthy. Go over Lydia Bridge and immediately on your left are two large stone pillars, drive down here and Somerswood is on your left

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163

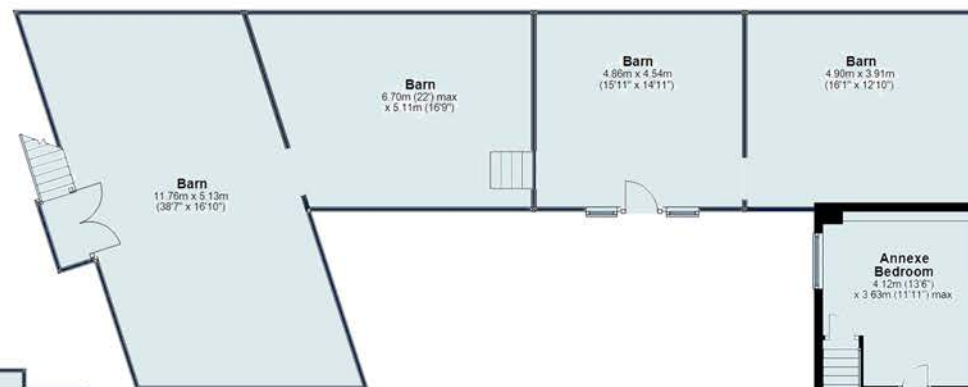


APPROXIMATE AREA

Ground Floor | 2171 ft² (202 m²)

First Floor | 1898 ft² (176 m²)

Total | 4291 ft² (395 m²)



GROUND FLOOR



FIRST FLOOR


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

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.



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Modbury Office

01548 831163 | branch@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

DARTMOUTH
01803 839190

TOTNES
01803 847979

KINGSBRIDGE
018548 857588

MODBURY
01548 831163

SALCOMBE
01548 844473

NEWTON FERRERS
01752 873311

LETTINGS
01548 855599

PWCH
01548 855590