



Mount Barton Cottage, Staverton

Totnes, Devon, TQ9 6PF





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A very rare opportunity to acquire a wonderful stone built Victorian cottage which has been skilfully extended to provide superb entertaining space, sitting in over four and half acres including a three-acre paddock. A triple garage has previously provided stabling and also houses ancillary accommodation. A solar heated pool completes this superb house ideal for equestrian use.

The house is entered via a lovely square entrance porch with a separate study. The hallway leads to a cosy living room with an open fire. The kitchen / family room is a superb space with a bespoke kitchen with an oil-fired Stanley cooker, wood-burning stove and a large central island. There is also ample space for a further kitchen table. Adjacent to the kitchen is a wonderful Dining room / Orangery flooded with natural light offering great entertaining space with under floor heating leading onto the garden. Upstairs are three double bedrooms with an ensuite shower room and family bathroom.

Outside the property is accessed via a long gravel driveway, which runs along by the side of a three-acre paddock which also has separate road access. Outbuildings provide a double garage a workshop and an ancillary storage, all of which could provide stabling. Two further storage sheds also provide a gardener's WC and shower. The immediate gardens around the house are laid to lawn with a lovely patio area off the Orangery. The swimming pool which is a lovely private enclosed area with wonderful views over neighbouring countryside and is heated via solar panels with a plant room underneath. Please note the septic tank is situated in a field opposite the house and should be considered non-compliant.

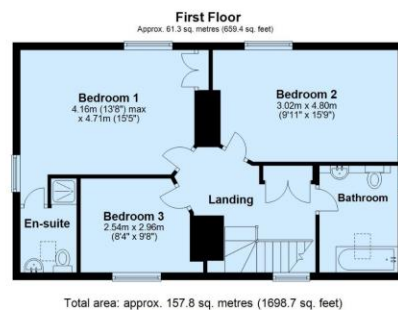
Services: Mains electric and water. Drainage via septic tank. Oil fired central heating

The popular village of Staverton is located about two miles to the north of Dartington and about 3 miles from Totnes, the commercial centre for this part of Devon. Access to the A38 Devon Expressway is easy, connecting Plymouth and Exeter where it links with the M5. At Totnes there is the mainline railway station with direct links to London. The village lies on the banks of the River Dart and boasts a strong community based around a superb church and a very popular inn.

KEY FEATURES

- Rare opportunity
- Beautiful village location
- 3/4 bedrooms
- Swimming pool
- Approx 4.5 acres in total
- Garaging and ample parking
- Ancillary accommodation

BEDS 3 | BATHS 3 | RECEPTS 2 | EPC F | COUNCIL TAX Band E | TENURE Freehold



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