

CHURCH HOUSE DIPTFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



CHURCH HOUSE

Believed to be one of the oldest properties in the village of Diptford, Church House is a Grade II listed home full of period charm, offering spacious accommodation to include three bedrooms and three bathrooms. There is a beautifully kept southeast facing garden, garage and carport. The property enjoys lovely views of the Church and countryside.

You enter the property into the dining room, which is a character filled room with exposed beams and built-in bookshelves, a door leads through to the sitting room, which has a stone inglenook fireplace with wooden lintel above and is fitted with a wood burner. We are advised the dining room forms part of a creeping freehold. The kitchen is accessed off the dining room through an inner lobby/bootroom and has a good range of storage, integrated appliances and space for a breakfast table and chairs. From the sitting room, stairs split just below the principle landing, one flight rises to a large double bedroom with en-suite shower room. The principle landing leads to the master bedroom with en-suite shower room and deep- recessed window offering views to the south. A further double bedroom and a family bathroom complete the accommodation.

To the front of the property is a carport which leads up to a single garage, currently used as a workshop, and wood store. At the rear the property has a beautiful patio area with path leading to a lawned area with mature shrubs and trees, greenhouse and garden shed.

Diptford is a village that has a strong local community, primary school, village tennis court, playing field and is surrounded by unspoilt rolling Devonshire countryside. The nearby market town of Totnes has a mainline railway station giving direct connections to London Paddington and Waterloo 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. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- One of the oldest properties in the village
- Grade II listed
- Characterful home
- 3 double bedrooms, 3 bathrooms
- Views to the Church and countryside
- Carport and single garage
- Southeast- facing garden





PROPERTY DETAILS

Property Address

Church House, Diptford, Totnes, Devon

Mileages

Totnes 6 miles Exeter 28 miles Plymouth 15 miles (approximately)

Services

Mains electric, water and drainage. Oil fired central heating.

EPC Rating

Current: 50, Potential: 73

Council Tax Band

D

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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.

FLOORPLAN

**Approximate Gross Internal Area 1510 sq ft - 140 sq m
(Excluding Garage)**

Ground Floor Area 778 sq ft – 72 sq m
First Floor Area 732 sq ft – 68 sq m
Garage Area 160 sq ft – 15 sq m





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