



ALL SAINTS VICARAGE

SPARKWELL, SOUTH HAMS, SOUTH DEVON, PL7 5DB

OIEO £600,000



Robert Williams

SALES | LETTINGS | AUCTIONS

“A rare opportunity to restore this beautiful former vicarage to its former glory, together with a former coach house”.



Sparkwell

SOUTH HAMS, SOUTH DEVON

A wonderful and unique opportunity to acquire and restore a substantial seven bedroom former vicarage to its former glory. Set in large attractive mature grounds, with a pretty detached stable block with further potential, (stp).

Sparkwell is a small village and civil parish. It is in an enviable position, surrounded on three sides by Dartmoor National Park, South Devon AONB and the waterfront city of Plymouth. The village consists of a church, parish hall, nursery and primary school, a hotel and a golf course

The accommodation, which requires complete refurbishment, is substantial, arranged over three floors and with well proportioned rooms on all levels.

From just past All Saints Church, a driveway, (shared on the initial part), leads up to the main house and around to the former stable block. (which may have annex potential, stp). A large lawn, the former tennis court and further side gardens, provide ample outside space.

The city of Plymouth with all it's amenities of shops, restaurants and entertainment venues is just a 20 minute drive away.

what3words ///target.richer.worked

7  bedrooms 2  bathrooms
3  receptions 6  car spaces

Local Authority: South Hams

Council Tax Band: G

Tenure: Freehold

Heating: Electric

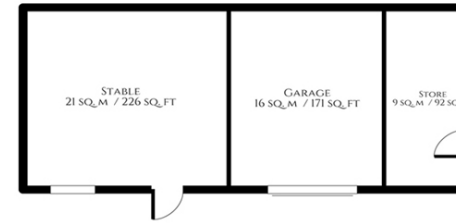
Services: Mains water and drainage

Energy Efficiency Rating: G

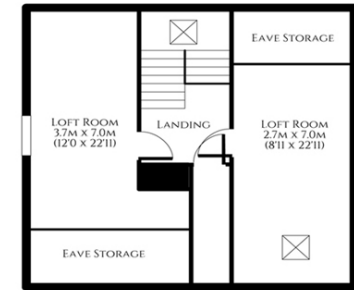




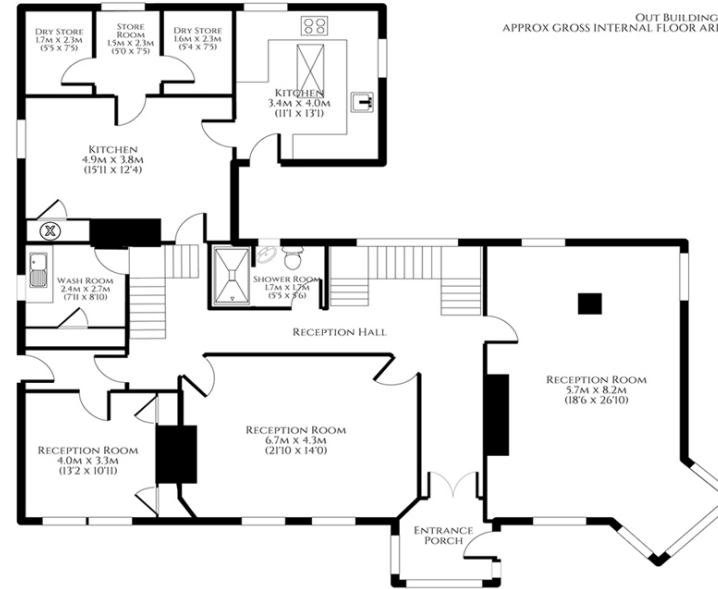
THE VICARAGE SPARKWELL



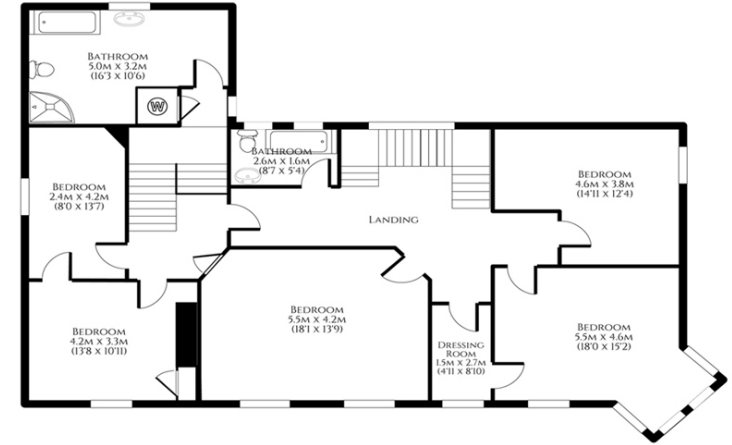
OUT BUILDINGS
APPROX GROSS INTERNAL FLOOR AREA: 46 SQ_M / 489 SQ_FT



LOFT AREA
LIMITED HEAD ROOM
APPROX GROSS INTERNAL FLOOR AREA: 51 SQ_M / 549 SQ_FT



GROUND FLOOR
APPROX GROSS INTERNAL FLOOR AREA: 156 SQ_M / 1683 SQ_FT



FIRST FLOOR
APPROX GROSS INTERNAL FLOOR AREA: 135 SQ_M / 1456 SQ_FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Robert Williams

SALES | LETTINGS | AUCTIONS

Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.