

# Higher Gitcombe

Cornworthy, Devon







# Higher Gitcombe

Cornworthy, Devon, TQ9 7HH

Tuckenhay 1 ½ miles, Dittisham 4 miles, Dartmouth 5 miles, Totnes 6 miles, Exeter 35 miles  
(All mileages and times are approximate)

A classically elegant and substantial country house with period proportions, designed in the Arts and Crafts style of Lutyens. A rare opportunity to acquire a unique family home set in a commanding position on high ground in an Area of Outstanding Natural Beauty (AONB) in arguably one of the finest locations within the South Hams.

Peace, privacy and seclusion with stunning 180 degree views across open countryside to Dartmoor in the distance.

A consistent revenue is generated from holiday rentals in the detached annex at present.

## Higher Gitcombe

Porch | Entrance hall | Reception hall | Cloakroom | Outdoor coats walk-in wardrobe | Drawing room | Dining room | Study | Newly renovated kitchen/breakfast room  
Larder and wine store | Utility room | Boot room | Rear hall | Wet room/wc | Extensive cellar storage rooms | Principal bedroom with 'His and Hers'  
en suite bathroom and dressing room plus en suite shower room and dressing room | Principal guest suite with en suite bathroom and walk-in wardrobe  
Suite of 2 bedrooms with dressing room and family bathroom | Further bedroom with en suite bathroom and dressing room  
Cinema room/6th bedroom/office/playroom | Covered Veranda

Detached stone built store (25ftx16ft) with development potential (subject to planning consent) | Garden log store/shed  
Paved south-facing terrace with BBQ area | Extensive gardens mainly laid to lawn with a variety of established trees and flower beds | Lap pool and hot tub

## Coach House

Kitchen/living/dining room | Bedroom | Bathroom | Large balcony | Garaging for 9 cars (Consent for 3 car extension)

## Approximate Gross Internal Floor Area

Main House - 546.6 sq.m. (5884 sq.ft.)

Coach House - 62.0 sq.m. (668 sq.ft.)

Garage - 98.4 sq.m. (1059 sq.ft.)

**In all about 1.3 acres**

## Exeter

19 Southernhay East, Exeter  
EX1 1QD

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## South Hams

Higher Gitcombe is situated in a small hamlet on the outskirts of Cornworthy and Tuckenhay and almost equidistant from Dartmouth and Totnes. The nearby River Dart is fully navigable from Dartmouth to Totnes and is a major feature of local life with abundant boating opportunities for young and old. Cornworthy is set within a picturesque and well wooded valley with a church, community hall and a thriving village inn. Tuckenhay is a stunning village on a secluded riverside creek which is part of the tidal system of the Dart. There are two good pubs including the Watermans's Arms and the famous Maltster's Arms which was previously owned by the late Keith Floyd. Dittisham and Ashprington villages are close by with superb dining establishments.

For boating enthusiasts, Blackness Marine on the River Dart is just a few minutes' drive away ([www.blacknessmarine.co.uk](http://www.blacknessmarine.co.uk)) and offers a deep- water slipway and tender memberships including a launch and recovery service as well as undercover storage.

Dartmouth, about 5 miles away, has fine dining opportunities with award winning restaurants and internationally renowned chefs. There is a mix of specialist and high street stores offering everything from chemists, markets, art galleries, boutique and retail shops. Popular events are the Dartmouth Royal Regatta and annual Music Festival. Other attractions include Dartmouth Royal Naval College, Dartmouth Castle, Dartmouth Steam Railway and Paddle Steamer boat cruises. Boat enthusiasts will find top class marina facilities to rival the best on the South Coast.

The historic market town of Totnes is approximately 6 miles away and offers an eclectic range of shops including multiple health and organic options, a well-stocked book shop and a wide range of unique and individual artisan shops. Totnes has a wonderful 'alternative' lifestyle reputation with unique weekly markets and much more.

The 365 sq miles of Dartmoor National Park lies to the north and there are stunning views of Haytor from the house. The large expanse of the park offers any number of outdoor activities in one of the most unspoilt and dramatic landscapes in the UK.



The sailing opportunities locally are second to none at nearby Dittisham just minutes away. The Dart and Kingsbridge estuaries are nationally renowned along with the ever popular and affluent town of Salcombe.

The nearby beaches are amazingly beautiful too including blue flag Blackpool Sands (about 6 miles) and Slapton Sands (about 8 miles).

Dartmouth Golf and Country Club, with Club and Championship courses is just 1.5 miles with further golf courses at Bigbury, Thurlestone and Wrangaton.

Halwell Airfield club for light aircraft is a 10 minute drive.

Newton Abbot and Exeter have excellent race courses.

Access to Exeter and the M5 motorway is just 45 minutes.

Totnes has the latest fast train service to London Paddington in under three hours with the Midlands and the North on direct services. Exeter Airport has an increasing number of domestic and international flights, often negating the need to travel to Bristol or London.

## Higher Gitcombe – for sale freehold

Higher Gitcombe is designed in the Arts and Crafts style yet is less than twenty years old. There is an almost 'stately-home' feel to the property. The build quality is very apparent with West-African hardwood bespoke external timber windows and doors throughout the property. The house features high specification thermal protection, electronics and connectivity.

Underfloor heating in all rooms. It has a wonderful feeling of space, with it being cleverly design and excellent attention to detail. The property enjoys outstanding views across the rolling hills to Dartmoor and Haldon Hill near Exeter.

The impressive entrance hall has double height ceilings with extensive rooftop glazing allowing light to flood in. The drawing room has exceptionally good ceiling heights with floor to ceiling bespoke book shelving together with a large and magnificent handmade marble surround fireplace. From here, there is direct access to the lovely terrace and lawns via 5 French door sets. The dining room also has access to another sheltered rear terrace which catches the evening sun.



The newly renovated kitchen has an electric range cooker with a Belfast sink and a beech-surfaced island. There is a large walk-in larder with cool slate shelving and separate wine store to one side. Behind the kitchen is a light and airy rear hall with access to the utility room and boot room, wet room/wc and small store.

The principal bedroom suite includes “his and hers” dressing rooms and bath/shower rooms. There are four further bedrooms including a two-bedroom suite with shared bathroom/shower room in between which is ideal for guests with children. One of the guest bedroom suites has an adjoining second sitting room which is equally suited as a cinema room, office, playroom, studio or sixth bedroom.

The whole house has plenty of storage including insulated cellar rooms located at the bottom of the stairs.

Outside there are beautiful mature and well-established gardens surrounding the house which provide privacy and two terraces for differing times of the day and the covered veranda for end of day refreshments. There is also a newly-installed lap pool and hot tub.

There is parking in front of the house for several cars and more leading up to the large garage behind the house with ample turning space. The insulated garage holds up to 9 cars and features a gardeners WC .

Large wooden gates provide excellent privacy and security when required, ideal for those who travel frequently.

## The Coach House

The Coach House has its own separate entrance off the side of the detached garage block on the first floor. The Coach House is set apart from the main house so has a private and peaceful feel about it. The Coach House consists of an open plan kitchen/living/dining room with a double bedroom and luxury en suite bathroom. It has a spectacular and large elevated balcony from where far reaching views over open countryside to Dartmoor can be enjoyed.

## Services

Oil fired under floor heating throughout the main house. Mains electricity, mains water, private drainage, bottled gas is available and currently only used for cooking. Broadband available.



Annexe



Annexe



Annexe



The Coach House has gas heating throughout, a Worcester Wave remote control instant combi boiler, and the thermostat is controlled through an app.

## Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel. 01803 861 234.

**Council Tax:** Band G

## EPC Rating

D

## Guide Price

£2,250,000

## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.



## Directions (TQ9 7HH)

Proceed on the A38 from Exeter to Plymouth and take the turning to Totnes, signposted A384. After approximately 5 miles on the outskirts of Totnes, turn right at the traffic lights, signposted to Dartmouth and Kingsbridge, A381. Proceed up the hill, over the traffic lights, past the left hand turning to Totnes, and take the left hand turning to Cornworthy, Dittisham and Ashprington. Follow this road for approximately 2 miles and turn right down a narrow lane to Bow Creek and Dittisham. At the bottom of the hill, proceed over Bow Bridge and follow the road to the left, passing the Waterman's Arms, the Maltster's Arms and through Tuckenhay. Follow the road toward Cornworthy passing Edgecombe Barn on the left hand side. Proceed up the hill and after approximately ¼ mile, turn right signposted to Tideford and Dartmouth. Bear right at the small grassy island and Higher Gitcombe can be found after a further half a mile, with timber double gates and a gravel driveway.









 Knight  
Frank