

# Lower Washbourne Barton, Washbourne, Devon

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A wonderful home with an annexe in a **beautiful setting** with over 1.7 acres of land and outbuildings.

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## Summary of accommodation

### Main House

**Ground Floor:** Sitting room | Dining room  
Reception room | Games room  
Kitchen/breakfast room | Boot room | Boiler room | WC | Wood store | Store

**First Floor:** Principal bedroom suite | Five further bedrooms, two en suite | Family bathroom

**Second Floor:** Further bedroom with en suite

### Distances

Totnes 3.5 miles (London Paddington 3 hours 13 minutes), Dartmouth 7.6 miles

Dartmoor 8 miles, Exeter 33.8 miles

(All distances and times are approximate)



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### Annexe

**Ground Floor:** Lobby | Sitting room  
Kitchen/dining room

**First Floor:** Bedroom | Bathroom

### Outbuildings

Barn with double height garage

In all approximately 1.7 acres







## Situation

Located in a beautiful valley with the River Wash running through it lies Lower Washbourne Barton. Washbourne is situated between Totnes, Dartmouth and the village of Tuckenhay in the heart of beautiful South Hams rolling countryside. The pretty village of Harbertonford is approx. 1.5 miles away, and has a primary school, church, village hall, an excellent village store/post office and a petrol station. The Maltsters Arms pub set on the river and renowned for great food is just over a mile away.

Totnes, about 3.5 miles away, a medieval market town surrounded by the beautiful rolling countryside of the South Hams. Located at the head of the River Dart this unique town has a worldwide reputation for its lively, diverse community and relaxed atmosphere. There are a plethora of restaurants, bars and pubs as well as privately owned shops.

Totnes main Line Train Station has direct connection to London Paddington (approx. 2hr 45mins) Exeter St Davids (approx. 35 mins) and Plymouth (approx. 30mins). Exeter Airport is 30 miles away (approx. 40mins) giving direct flights to London, UK and Europe.













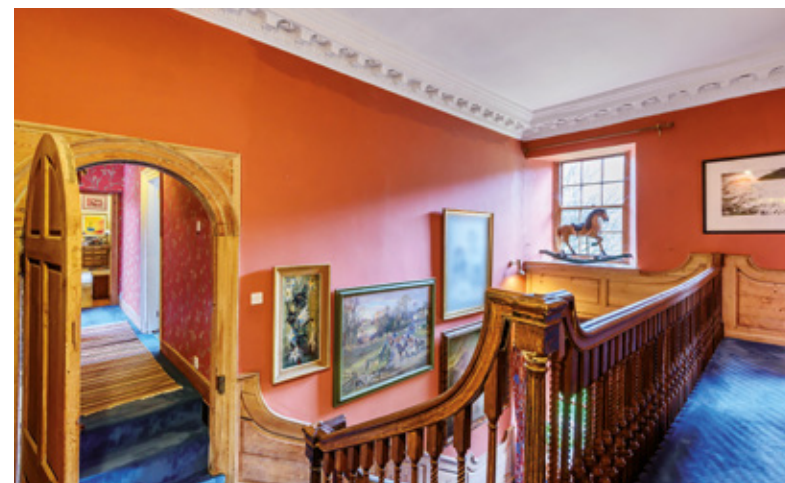


The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. There are many golf courses in the area, Dartmouth Golf and Country Club, Thurlestone and Dainton courses and are all within striking distance.

The A38 Devon Expressway is easily accessible, linking Plymouth and Exeter where it connects with the M5.

## The property

Lower Washbourne Barton is a fabulous Grade II\* listed home in a superb location with excellent access to everything the South Hams has to offer. The house is south-facing and full of original features and character. It is approached through stone pillars leading to a parking area and beautiful walled garden. The attractive entrance has a beautiful wooden door opening to the imposing reception room with the superb, staircase. There is a raised, slate fireplace with wood burning stove and original oven. The drawing room also has many period features including a Devon limestone chimney. The impressive kitchen leads down some steps to the dining room with an exposed stone chimney breast and fireplace and an Everhot stove.





The principal suite has a generous vaulted ceiling and an exposed oak frame creating a wonderful sense of space. There is an en suite bathroom and a spiral staircase rising to a mezzanine which is ideal as a study. The property has a further six bedrooms, two with en suite bathrooms making it a perfect home for a family.

In addition there is a self-contained annexe, which can be used as ancillary accommodation or as an income stream. It is also worth mentioning that there is a substantial two storey detached barn which has great potential subject to the necessary consents and offers excellent storage.





**Approximate Gross Internal Floor Area  
(including potential annexe)**

587.1 sq m / 6,319 sq ft

Mezzanine: 9.2 sq m / 99 sq ft

Wood Store: 12.3 sq m / 132 sq ft

Total: 608.6 sq m / 6,550 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







First Floor

Approximate Gross Internal Floor Area  
1672 sq ft / 155.3 sq m (includes garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

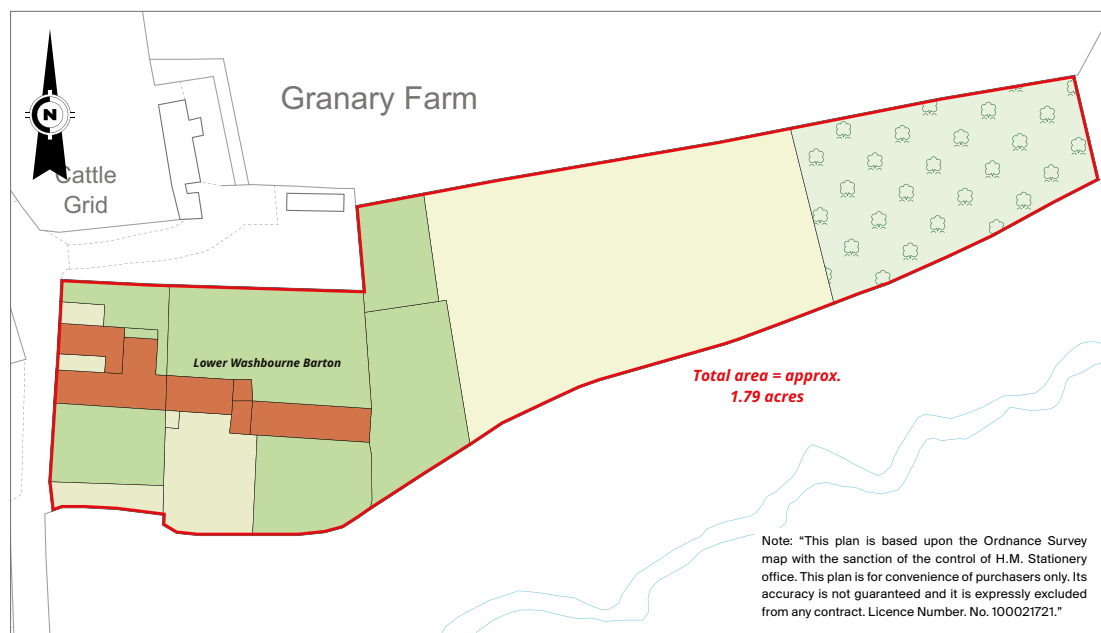


Ground Floor

Directly in front of the barn is a south-facing lawn area and a large paddock beyond. Behind the house there is a lovely sheltered garden area with paved terraced which can be also accessed off the principal bedroom.







## Services

Oil fired central heating, Private drainage, mains water and mains electricity.  
Broadband- 220 mbs through Starlink.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Directions (TQ9 7UE)

From Totnes follow the A382 towards Kingsbridge and Dartmouth. About half a mile after the village of Harbertonford take the first left signposted Cornworthy and Washbourne. Follow this single track road and proceed down the hill, cross over a little bridge and turn left signposted Cornworthy.

Pass through the hamlet of Middle Washbourne and you will then arrive at Peeks Cottage on the right hand side. Continue pass the Old Goose farm on your right and Lower Washbourne Barton is on the right-hand side down the private lane.

## Property information

**Tenure:** Freehold

**Local Authority:** Devon County Council: 01392 38200

**South Hams District Council:** 01803 861234

**Council Tax:** Band G

**Guide Price:** £1,500,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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