



## MANOR HOUSE

Diptford, Devon



# AN IMPRESSIVE VICTORIAN HOME

Set in 27.92 acres of beautiful countryside in a magical setting overlooking the River Avon.

## Summary of accommodation

**Ground Floor:** Reception hall | Drawing room/library | Study | Sun room | Dining room | Breakfast room | Kitchen | Utility room | Cloakroom | Rear lobby

**Lower Ground Floor:** Snooker room | Games room | Cloakroom | Two storage rooms | Workshop

**First Floor:** Landing | Principal bedroom with en suite dressing room and separate en suite bath and shower room | Guest bedroom with en suite dressing room and separate en suite bath and shower room | Secondary landing | Three further double bedrooms | Family bath and shower room

**Outbuildings, Garden and Grounds:** Parking | Garden | Stone outbuilding | Garage | Garden store | River frontage | Woodland | Leat pond | Arable farmland

**In all about 27.92 acres**

**Distances:** Diptford village centre 0.5 mile, A38 2 miles  
Dartmoor National Park 3.5 miles, Totnes 7 miles, Plymouth 18 miles  
(All distances and times are approximate)

**Guide price: £2,500,000**



## SITUATION

Manor House is located perfectly for everything the South Hams/ Dartmoor and Devon has to offer. There is easy access to the popular market town of Totnes. The bustling medieval town has an eclectic mix of shops, Norman castle and restaurants together with mainline railway station to London Paddington. There is excellent access to the A38 Devon Expressway which provides superb dual carriageway access to both Plymouth and Exeter together with links to the M5 motorway.

The South Hams is bordered to the north by the beauty of Dartmoor and to the south by the enchanting coastline, little creeks and safe unspoilt sandy beaches. For the sailing enthusiast the excellent facilities of both Dartmouth and Salcombe are nearby.



There is an active sailing club at Dittisham which has a great fleet of dinghies. There is also excellent cycling on Dartmoor and surfing at Bantham and Mothecombe which are easily accessible. The house also offers some fantastic wild swimming spots along the banks of the River Avon as well as fishing rights in a truly spectacular location.

The area has a wide choice of schools from both the state and independent sectors, including a popular, well-regarded primary school in Diptford village.

## THE PROPERTY

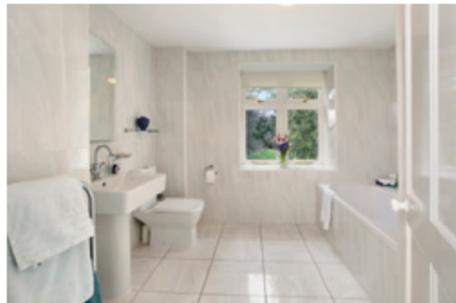
Once a 19th century mill, Manor House is set within a beautiful, wooded valley carrying the idyllic River Avon. It is positioned so that the house looks down the river as it flows past, with its south facing front capturing both the view and wonderful sunlight throughout the day.

It is built of granite with partial rendering under a slate roof and has three storeys of generously sized rooms with tall ceilings and wide, tall windows. It is unlisted and has two original fireplaces still in place. It has also been refurbished sympathetically to a very high standard high standard and is very well presented.

On the ground floor are two principal reception rooms, one either side of the reception hall plus a very large, combined kitchen and breakfast room which is ideal for entertaining. Spanning the front of the house are a paved terrace and sun room connecting with the drawing room. At garden level there are two further reception rooms plus plenty of storage.

Upstairs are five double bedrooms. The principal and guest bedrooms have their own en suite bathrooms and dressing rooms, with the remaining bedrooms sharing the family bath and shower room.





## OUTSIDE

The setting for Manor House is outstanding. There is a lovely garden which is laid to lawn and takes in the tranquility of the river and woodland. Beyond this is a superb riverside walk which leads through the valley past many enchanting pools which are ideal for wild swimming and frequently home to rare wildlife including Kingfishers. For equestrian use there is a separate paddock which is over the lane and also flanks the River. Overall this outstanding environment leads to a feeling of peace and serenity which leads to a wonderful sense of well being at Manor House.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage. Underfloor heating via ground source heat pump. Photovoltaic panels.

**Local Authority:** South Hams District Council ([www.southhams.gov.uk](http://www.southhams.gov.uk))

**Council Tax:** Band G

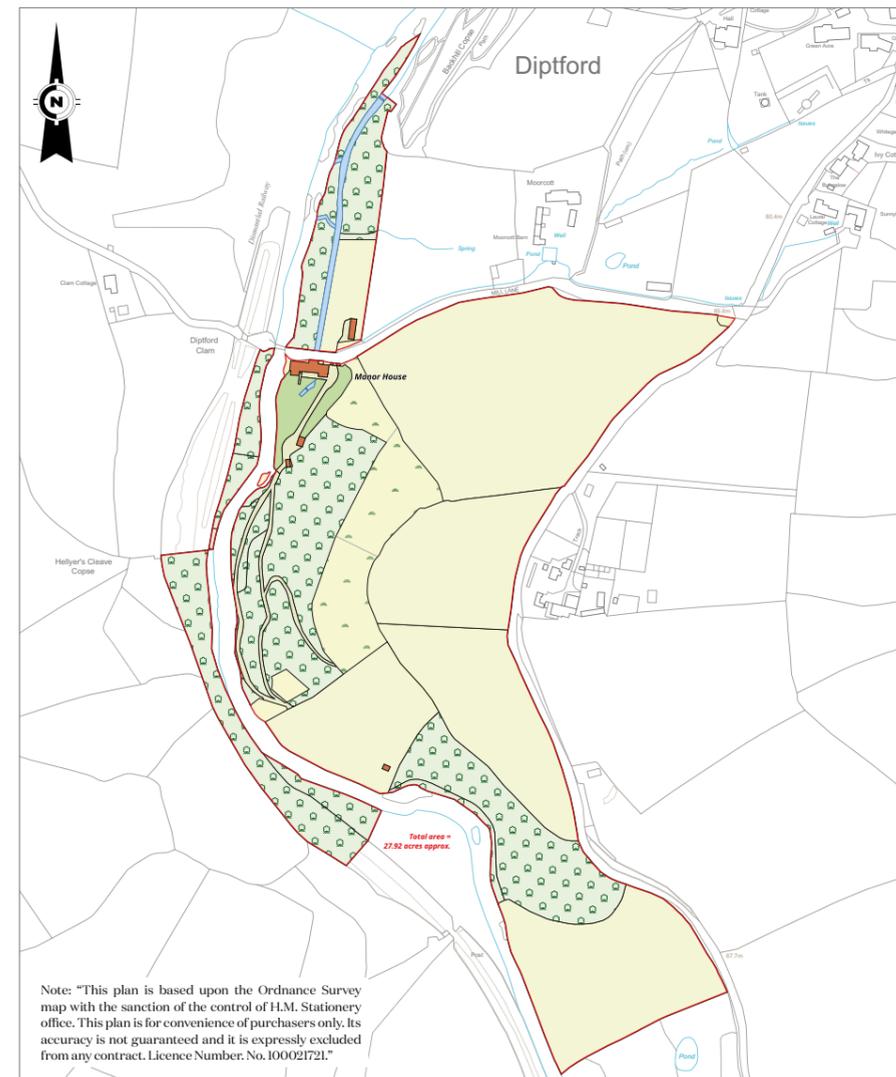




EPC Rating: D

Directions: TQ9 7NX / What3Words ///quintet.worldwide.quintet

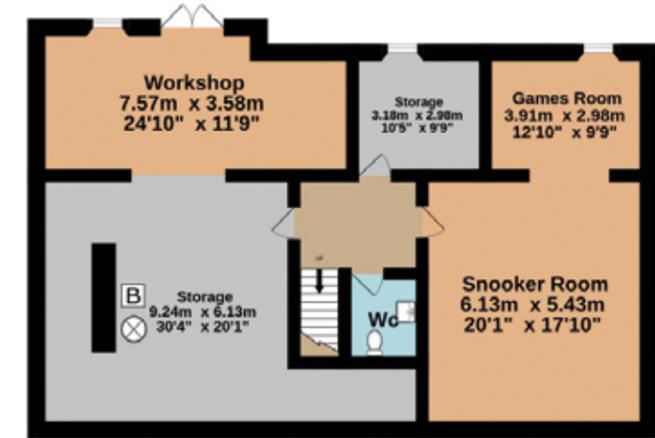
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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



Lower Ground Floor  
135.3 sq.m. (1457 sq.ft.) approx.

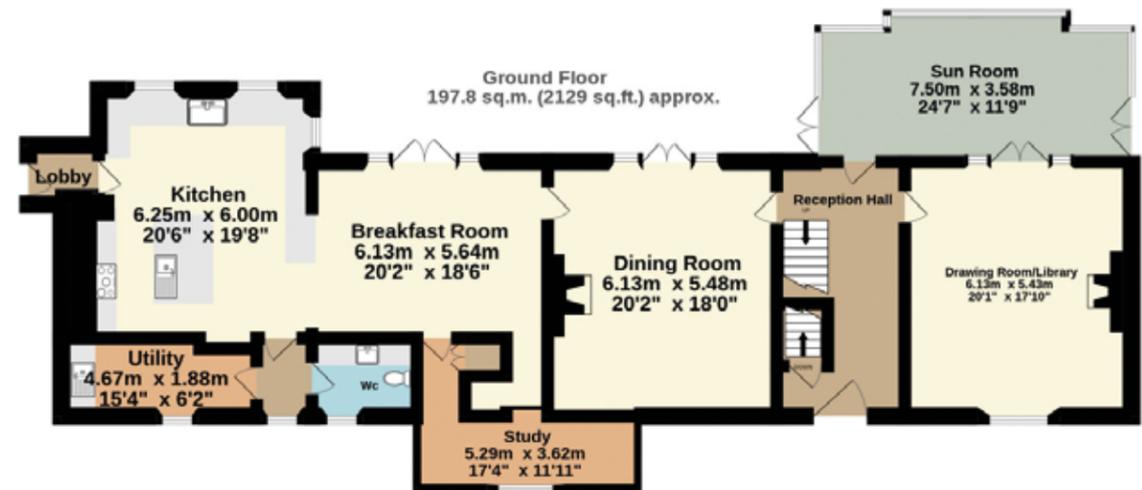


Approximate Gross Internal Area  
505.5 sq m (5441 sq ft)

1st Floor  
172.3 sq.m. (1855 sq.ft.) approx.



Ground Floor  
197.8 sq.m. (2129 sq.ft.) approx.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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