

Higher Venice, Blackawton, Devon





An outstanding home in a **beautiful location** within easy reach of the sea with 21.92 acres of superb grounds, an annexe and further outbuildings.

Summary of accommodation

Lot 1: Higher Venice

Lower Ground Floor: Cinema room | Games room

Ground Floor: Hall | Sitting room | Dining room | Conservatory | Snug | Kitchen/breakfast room | Two stores | Shower room with WC | Separate WC

First Floor: Principal bedroom with en suite | Four further bedrooms (one with en suite) | Family bathroom

Outside: Barn | Garden room | Log store | Two garage spaces

In all about 21.72 acres

Lot 2: Venice Cottage

Ground Floor: Sitting/dining room | Two bedrooms | Bathroom

Outside: Garden store | Single garage space

In all about 0.20 acres

Distances

Slapton beach 07.9 miles, Dartmouth 6.7 miles, Totnes 6.8 miles (London Paddington 2 hours 57 mins)

(All distances and times are approximate)



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Situation

Higher Venice lies in Allaleigh close to the idyllic village of Blackawton which nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and the popular public house the George Inn.

Dartmouth sits at the mouth of the River Dart, and is home to the Britannia Royal Naval College. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe.

Dartmouth is situated in the district known as the South Hams in South Devon. Most of the South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches and glorious countryside. Totnes (6.8 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes and the A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond.

Lot 1: Higher Venice

Nestled in one of Devon's most iconic landscapes, Higher Venice is a charming and secluded property perched on a hill just outside Dartmouth, offering breathtaking, panoramic views of the surrounding countryside. Set within 21.72 acres of private grounds, this elegant eighteenth-century residence offers a perfect blend of classic charm and modern comfort, making it an ideal family home.

As you approach the property, a sweeping gravel driveway welcomes you, providing ample parking for multiple vehicles. The vast grounds, feature both formal and informal gardens which invite exploration and enjoyment. Manicured lawns, peaceful woodlands, and natural streams create a serene and tranquil environment. The property's large paved terrace offers the perfect setting for al fresco dining, with a stunning outlook.





On entering Higher Venice, the charm of this period home is immediately apparent. The grand entrance hall, with its traditional terracotta tiling, sets the tone for what lies beyond and all of the key reception rooms are accessed from here. The ground floor features several spacious and inviting rooms that are ideal for entertaining and unwinding. These include at its heart the well-appointed kitchen, fully equipped with modern appliances including two ovens, a fridge-freezer, dishwasher, and laundry facilities. There is plenty of space to eat here and for larger gatherings there is an impressive formal dining room.

For further space to relax and unwind there is a lovely sitting room as well as a separate snug. Both rooms have an attractive fireplace which adds to the warmth and cosiness on colder winter evenings. In addition there is also a wonderful sunroom, where bi-fold doors open onto the patio, which is a superb spot to take in the land surrounding the house. The separate yoga studio and cinema/games room add to the overall facilities at Higher Venice making this a highly versatile property.

Upstairs, the house continues to impress with five generously proportioned bedrooms including a fabulous principal suite and an equally substantial second suite with far reaching views. There are also three further bedrooms as well as a separate and well-equipped family bathroom.



Gardens and grounds

Higher Venice's expansive grounds are a true highlight of the property. The gardens feature a variety of stunning landscapes, from the beautifully maintained walled garden to peaceful woodland walks adorned with wildflower banks and bluebell woods. Two shallow streams wind through the grounds, creating a natural, tranquil atmosphere. There are also barns which have the potential to be converted, subject to the necessary consents.



**Approximate Gross Internal Floor Area
407.5 sq m (4386 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.



For nature lovers and walkers, a pathway at the rear of the garden leads down into the valley, offering a scenic 20-minute walk to the nearby village of Tuckenhay, where you can enjoy excellent pubs and restaurants.

Overall Higher Venice perfectly blends its period charm with a peaceful and rural feel whilst offering highly versatile and attractive accommodation for the incoming purchaser.

There is a tremendous walk offroad down the valley to The Malsters in nearby Tuckenhay (a pub on Bow creek that was once owned by Keith Floyd).

The Barn has planning permission already granted for conversion to a three bedroom property with access down the green lane - Planning reference 0532/24/ARC.

There is also a grazing license with a local farmer, which has been active for the last 5 years.



Lot 2: Venice Cottage

Venice Cottage offers a sitting/dining room, kitchen, two bedrooms and a bathroom. Outside is a triple garage, of which the cottage has one of the spaces, and garden store. The cottage provides potential for income or guest accommodation.

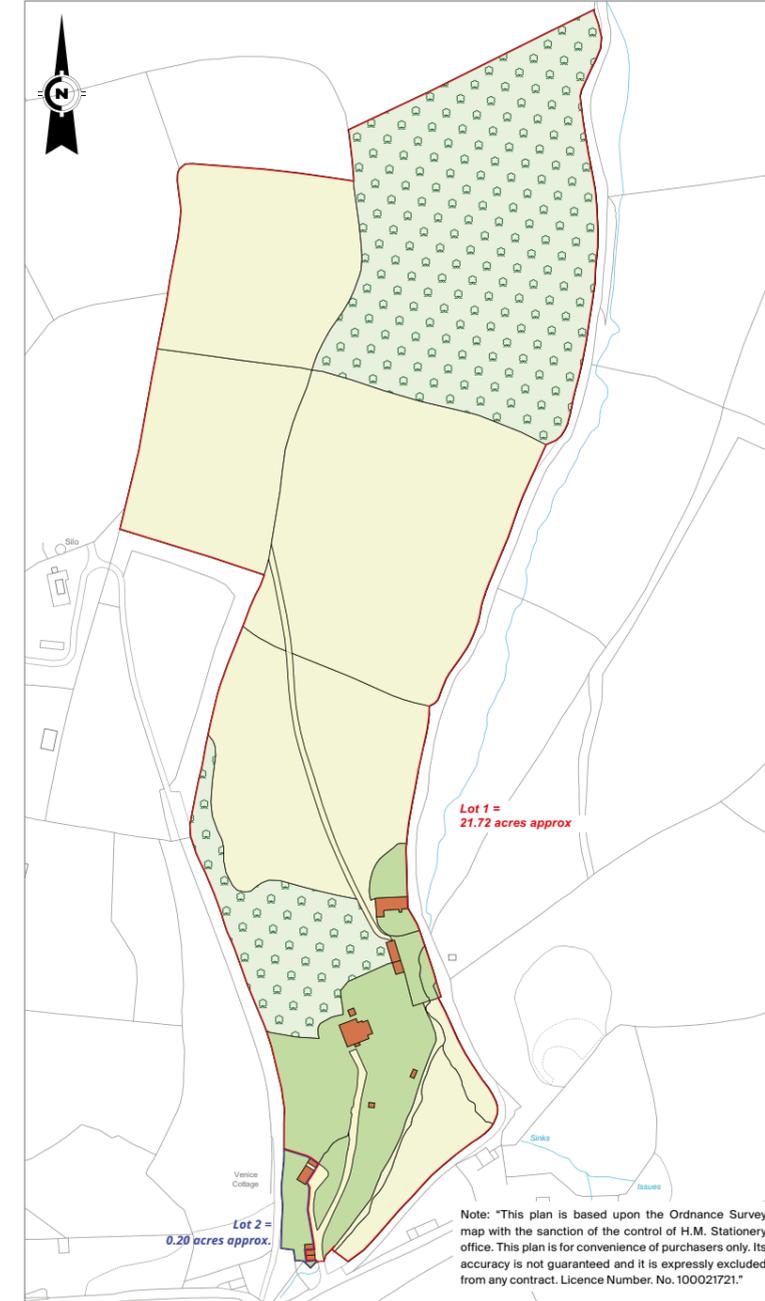


Approximate Gross Internal Floor Area 129.1 sq m (1389 sq ft)

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



Services

Mains water, electricity and drainage.

Fixtures and fittings

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

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode TQ9 7DL)

From Harberton Ford take the A381 towards Halwell. Then take a left hand turn towards Dartmouth and Woodlands on the A3122. Just before Woodlands take a left hand turn and then take the second right down Allaleigh Lane. Continue for a while down the lane and Higher Venice will be on your left-hand side.

Property information

Tenure: Freehold

Local Authority: South Hams District Council: 01803 861234

Council Tax: Higher Venice Band G, Venice Cottage E

EPC Rating: Higher Venice F, Venice Cottage G

The Whole – Offers in excess of £1,600,000

Lot 1 – Offers in excess of £1,200,000

Lot 2 – Offers in excess of £400,000



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2025. Photographs and videos dated September 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

