



The Old Bakehouse, Tuckenhay, Devon



A superbly refurbished former bakehouse with six bedrooms (five en suite) in a lovely waterfront setting overlooking Bow Creek.

Summary of accommodation

Ground Floor: Canopy porch | Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom/WC
Riverside decking/landing stage with davit

First Floor: Landing | Double bedroom with en suite bathroom and en suite store room | Double bedroom with en suite shower room
Waterfront sun terrace | Two further double bedrooms with en suite shower rooms

Second Floor: Landing | Principal bedroom with en suite bathroom and walk-in wardrobe | Further bedroom/study

Attached single garage | Off-road parking for four/five cars | Adjacent barn with planning consent for conversion to games room/lounge with creek views and extra garaging/storage underneath. This will be accessed via a short internal walkway from the main house. More details can be obtained from the agent or South Hams District Planning Portal using application number 3163/23/FUL.

Garden with summerhouse and views

Distances

Harbertonford 3 miles, A381 3 miles, Totnes town centre/station/A385 4 miles (Exeter St. David's 30 minutes), Dartmouth 9 miles
Paignton 9.5 miles, Dartmoor National Park 8 miles, Blackpool Sands 8.5 miles, Plymouth 26 miles, Exeter city centre 32 miles
Exeter Airport 35 miles (London City Airport 1 hour) (All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Location

The Old Bakehouse overlooks Bow Creek on the estuary of the tidal Harbourne River before it flows into the River Dart. The house is set off a quiet, narrow lane on the northern edge of the small, rural hamlet of Tuckenhay, which is surrounded by unspoilt countryside within the South Devon AONB.

Bow Creek is owned by the Duchy of Cornwall and Cownley Woods above it by the National Trust. The hamlet boasts two popular pubs, The Malster's Arms and The Waterman's Arms and Tuckenhay Farm (www.tuckenhayfarm.co.uk) provides a selection of local meats.

The nearby village of Harbertonford has a church, filling station and convenience store, whilst the town of Totnes boasts a wide range of shops and businesses including GP, dental and veterinary surgeries and a large Morrison's supermarket.

Transport links are good too. The A385 bisects Totnes linking to the seaside town of Paignton and the A38 (Devon Expressway). Totnes train station provides regular, 30-minute services to Exeter St. David's plus there are four Ofsted-rated Good primary schools to choose from within a three mile radius.



The Old Bakehouse

Two mills were built in Tuckenhay in the early 1800s manufacturing very high quality paper on an industrial scale. The bakehouse dates from this period and was therefore, in all likelihood, built to produce bread for the large workforce and the wider, local area.

The property, which is unlisted has three floors and is built of local stone covered with painted render under a slate roof. It has recently been completely refurbished and modernised creating a property that can sleep more than twelve people. It stands on the western bank of Bow Creek, a peaceful 200 yard-long backwater off the southern bank of the Harborne River.

The Old Bakehouse backs onto the creek and the refurbishment includes decking that extends out above the high water mark of the river and along half the property's width looking out over the water to the lush, hilly countryside beyond. It has been finished to a very high standard and is immaculately presented.

The interior has an airy, contemporary feel with pale décor alongside pale oak joinery that includes period beams supplemented by more recent ceiling and roof timbers. The ground floor is largely open plan with the sitting room, dining room and kitchen inter-connected via door-less openings and both reception rooms have fireplaces fitted with wood-burning stoves. The kitchen/breakfast room looks out across the creek and is fitted with contemporary units under timber work surfaces plus a full range of built-in electric appliances including a coffee machine and steamer. The modern timbers are most in evidence on the upper two floors.

The first floor has a total of four double bedrooms, all of which have lovely views and an en suite bath or shower room. The second floor consists of principal bedroom where the property's roof timbers can be seen to best effect and both the room and its en suite shower and bathroom enjoy gorgeous views across the creek. There is also another bedroom.



Barn, garden and parking

The Old Bakehouse fronts onto the passing lane and to one side is an attached single garage with an adjacent, off-road parking area for two cars equipped with an EV charging point.

On the other side of the barn is private parking for another two cars. Behind the house is a length of balustraded decking that extends along about half the length of the house. This is fitted with two metal ladders for passenger embarkation and a pair of davits, suitable for raising a small boat from the water.

The property also incorporates a charming, private and part-walled garden across the lane. This is accessed via a flight of steps and consists of a terraced lawn with lovely views over the roofs of the properties lining the creek to the verdant, unspoilt countryside on the far side of the creek. The lawn is fringed at the front by a mature waist-high hedge and is bounded at the rear by a tall, retaining stone wall.

Services

Mains water, electricity and drainage. Oil-fired central heating.
EV charging point.

Directions (Postcode: TQ9 7EQ)

What3Words: producers.crib.paths

Approaching Totnes from the east along the A385, cross over the River Dart on Brutus Bridge. Continue along the A385 for about 200 yards to the Morrison's Roundabout. Take the second exit onto Station Road continuing along the A385. After 500 yards turn left at the traffic lights onto the Western Bypass/A381, signed to Harbertonford. About a mile further on turn left, signed to Tuckenhay. Continue for a mile and three quarters to a small crossroads. Turn right towards Tuckenhay.

Drive for just over half a mile to a small bridge over the Harbourne River. Passing the Waterman's Arms on the right drive for just under half a mile to a fork in the road. Take the left fork passing the Maltster's Arms on the left.

And the property will be found on the left after about 250 yards. Please park between the house and the barn, just beyond the house.

Property information

Tenure: Freehold

Local Authority: South Hams District Council (www.southhams.gov.uk).

Council Tax: Band G

EPC Rating: TBC

Guide Price: £1,250,000

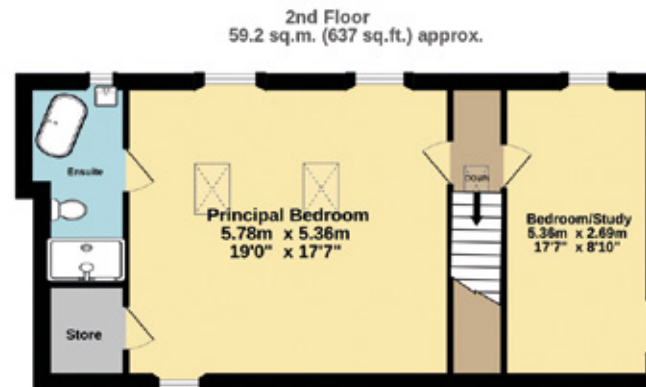
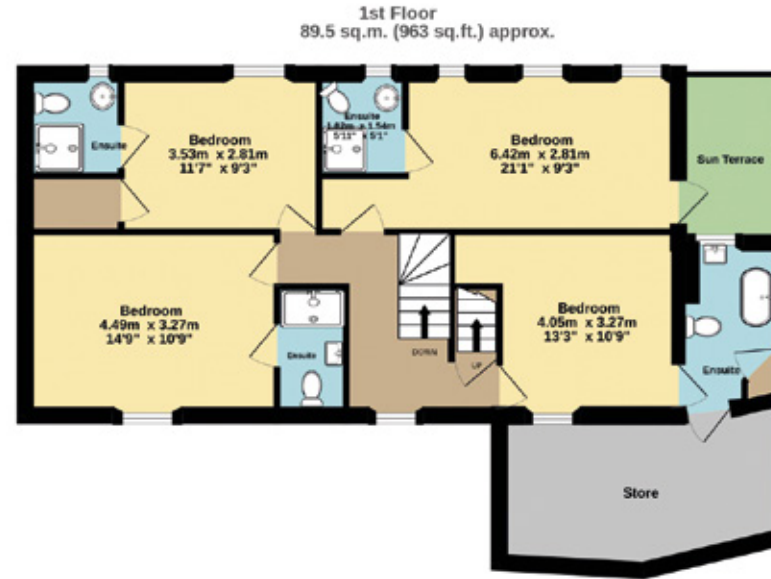
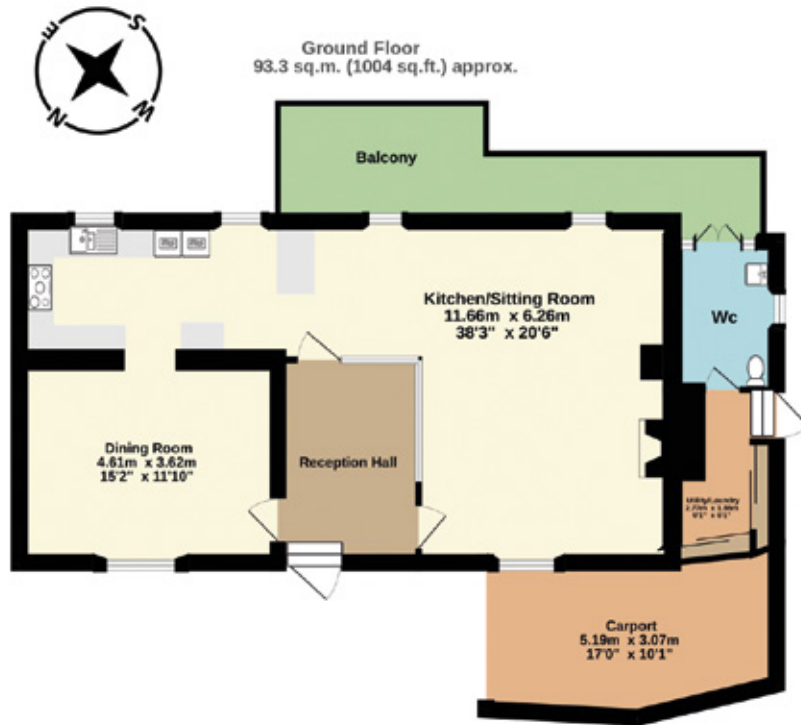


Approximate Gross Internal Floor Area

242.0 sq m (2604 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/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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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Particulars dated August 2024. Photographs and videos dated August 2024.

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