



Lower Ranscombe



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Wallaford Road, Buckfastleigh, Devon, TQ11 0AR

Buckfastleigh: 0.6 miles, Totnes: 7.4 miles, Exeter: 25.8 miles

A substantial, detached property of 3,500sqft with indoor swimming pool, full sized snooker room, about 2.5 acres, with far-reaching elevated views

- Flexible living accommodation providing 4-6 bedrooms
- Potential for adaption to form an annexe
- Vacant property with no onward chain
- Freehold
- A superb leisure wing of swimming pool and games room
- Far-reaching rural views
- In all, about 2.5 acres
- Council Tax Band F

Offers In Excess Of £800,000

SITUATION

Lower Ranscombe is located in a rural area off a quiet road, just a quarter of a mile from Buckfastleigh town centre with close access to the A38/Devon Expressway, making for fast access to the cities of Exeter and Plymouth. Buckfastleigh has its own range of independent shops and is well positioned for access to the Dartmoor National Park as well as the South Hams and Torbay coastline.

The medieval market town of Totnes lies approximately 6 miles to the south with its wider range of facilities and mainline railway station.

DESCRIPTION AND ACCOMMODATION

The property has been greatly improved over the years with various extensions and stands as a superb family home. The house could also be adapted to create a separate annexe. The grounds, which extend to about 2.5 acres, provide an upper area of paddock, with south facing sloping gardens which lead to a lower paddock where previous owners used to keep a pony.

The private tarmac entrance drive sweeps down to a turning and parking area to the side of the house. The main entrance door leads through into a covered entrance porch with a pair of timber doors accessing into the reception hall. Either side of the hall are two rooms, one a bedroom and the other a study or an additional bedroom.

The staircase splits with the reception rooms on the lower ground floor and up the stairs onto the first floor landing, with doors to a family bathroom and two large double rooms, both with sliding patio doors out onto a balcony where there are some far-reaching south facing rural views over the surrounding countryside. One of the bedrooms has a built-in desk area with wardrobes to either side and an en-suite fully tiled bathroom.



ACCOMMODATION CONTINUED

The stairs which lead down to the large sitting room, with its stone fireplace with open chimney, windows with fitted shutters, alcove storage and a pair of sliding glazed timber doors through to the dining room, which benefits from a sliding door to a covered seating patio. From the dining room there is an archway through to the fully fitted kitchen, with a range of base and eye-level kitchen units incorporating a Hotpoint integrated refrigerator with a Siemens combination oven above, integrated Siemens dishwasher and an Esse 4-oven cooker with electric 5-ring induction hob.

From the kitchen there is a door which leads into the pantry where there is an American-style fridge/freezer and door leading back through to the dining room. Off the kitchen is a sunroom with a large window overlooking the garden and tri-fold doors which open out onto the large decked area. From the kitchen a doorway leads through to the secondary entrance hall, which could be modified to create an annexe to the house, with door to outside and steps up to the parking area, with a walk-in wet room, storage room, separate WC, utility room with a range of base and eye-level kitchen units with space and plumbing for a washing machine and door to a TV room (previously used as a bedroom) with fully tiled floor and a pair of patio doors leading out onto the large decked area.

From this secondary hall, a flight of stairs leads up to the latest extension to the house, providing a further bedroom / annexe room or office space with a Travertine tiled floor, various lockable cupboards with built-in storage, a Jack and Jill fully tiled shower room with door through to the indoor swimming pool (Endless Pool Swim Spa), approximately 4.5m with swim jets, built-in LG TV, lighting and picture window up to the snooker room. There are patio doors which fold back onto a further decked area with steps leading down to the garden.

There is a flight of stairs which lead up to the fully sized snooker room, which is open to the vaulted ceiling, with electric night storage heating and superb views over the decked area below and the countryside. Please note that the snooker table is included in the sale (however, this can be removed if it is not required).

GARDENS AND GROUNDS

A particular feature of the property is the raised deck which can be accessed from multiple openings from the house or the leisure facilities. The deck enjoys a southerly and westerly elevation, perfect for al fresco dining. There are a number of pathways which lead to the various parts of the garden.

The mature gardens have various pathways cut through and provide some fantastic walks over your own land with pockets of woodland, fruit trees and wildlife areas. The land would benefit from being cleared to enable more of the paddocks to be returned to their former state. There is a gateway leading off the top of the drive to a further area of paddock with a timber garden shed.

Underneath the decked area is a storage room with an exterior lockable door.

SERVICES

Mains water and electricity, private drainage, night storage heaters.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk. Situated within Dartmoor National Park.

VIEWINGS

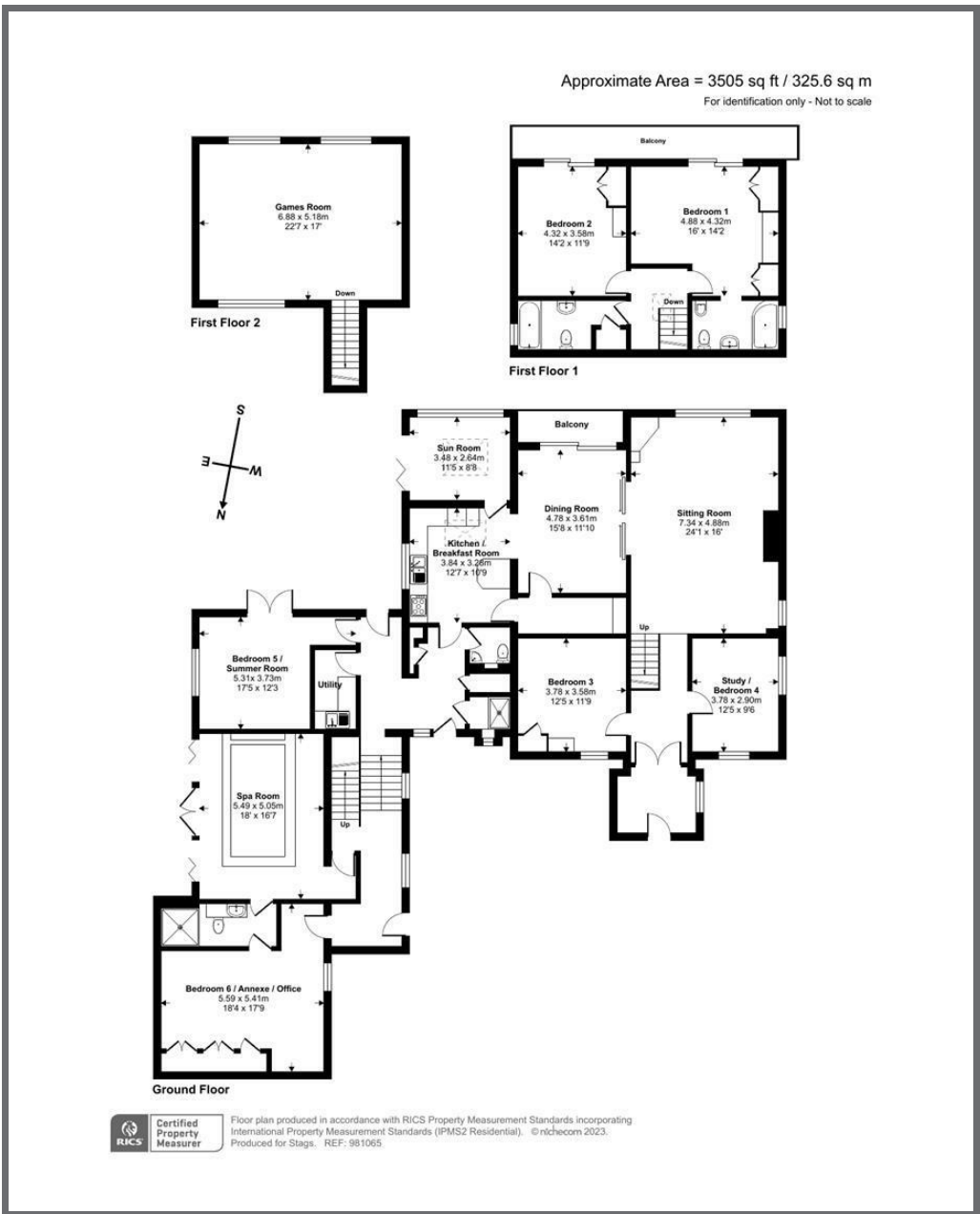
Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From the A38 take the Buckfast(leigh) / Totnes turning and immediately follow signs to Buckfastleigh Town Centre. At the T-junction keep left and follow the road for about one mile, then take the right hand turn signposted Town Centre. In the town centre turn left into Bossell Road / Terrace and pass the school on the right. At the top of the hill turn into Crest Hill and follow the road round to the right into Wallaford Road. Go past Barn Park on the right and leave the town. After 1/4 mile you will find Lower Ranscombe (Farm) on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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