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## 4 The Dower House

## 4 The Dower House, Rattery, South Brent, Devon, TQ10 9JX



South Brent: 2 miles, Totnes: 6.5 miles,  
Plymouth: 16 miles

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### A characterful townhouse set within a beautiful estate with glorious grounds and facilities

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- Attractive period property
- 2316 sqft of accommodation
- Great 'Lock up & Leave'
- Communal grounds of 11 acres
- Superb reception rooms
- 4 / 5 Bedrooms
- Private garden & courtyard
- Parking & double garage
- 999yr Lease
- Council Tax Band G

Guide Price £520,000

#### SITUATION

The property is situated within the parish of Rattery, Rattery being one of Devons oldest villages and situated on the old travellers road from Kingsbridge to Bristol. The property is set within the beautiful Marley estate enjoying a gated entrance opening to 11 acres of beautiful parkland with wooded walks including a tennis court.

The nearby village of South Brent has a wide range of local shops and amenities including a health centre, dental surgery, fantastic primary school, three churches and two public houses. Secondary education can be found in the nearby towns of Ivybridge, Totnes and Ashburton and school buses to all 3 destinations pick up Marley entrance.

The bustling Medieval market town of Totnes is approximately 6 miles away and has a wider range of facilities which include a secondary school, a leisure centre/swimming pool, a unique High Street with many individual shops and boating opportunities on the River Dart

#### DESCRIPTION

4 The Dower House is an immaculately presented townhouse, built in the 1990's. The property sits in the grounds of and adjoins the Grade II\* Listed 18th Century Manor House within the Marley Head Estate. Enjoying substantial accommodation across three storeys', the property offers versatile accommodation with wonderful gardens, parking, double garage and separate guest parking.

#### ACCOMMODATION

The property is entered via a shared entrance from an inner hall. The ground floor is currently configured to create a formal dining room towards the front of the property with sash windows overlooking the front of the property and a feature fireplace. To the rear of the ground floor is a kitchen / breakfast room with flagstone flooring and equipped with a range of white wall and base units with an integral electric oven and hob as well as an Aga. French doors to enclosed patio.

The first floor features the master bedroom, the spacious double bedroom features a walk in wardrobe plus some fitted storage, as well as an en-suite shower room comprising a shower, wash basin and WC. Large linen cupboard. In addition, there is another double bedroom on this floor currently being used as a sitting room in addition to a single bedroom.

The second floor features two further double bedrooms both with en-suite bathrooms consisting of a shower over bath, wash basin and WC plus access into the eaves for storage.

#### OUTSIDE

To the rear of the property is a private courtyard garden. A path leads to an additional section of private garden; laid predominantly to lawn with views looking back to the estate and an attractive summerhouse with decking.

In addition to the private gardens, there are extensive communal grounds and a tennis court.

From the driveway there are two allocated parking spaces and a double garage with power, lighting and outside tap with additional space to park in front of the garage doors.

#### AGENTS NOTE

Marley House was converted in 1996 and is sold with the benefit of the 999yr lease with 971 years remaining. The Freehold is self managed by the owners on the Estate, where the successful purchaser will be invited to become a Director on the Marley Estate Management committee. The property is subject to an annual service charge, which includes buildings insurance, all roof repairs and external fenestration decoration, plus the private water and drainage to the property. This saves the purchaser any mains water/drainage and buildings insurance costs. The amount payable in 2023 was £4,100/year. Ground rent of £10.00 per annum. (Frozen).

#### SERVICES

Shared private water and drainage. Oil fired central heating. Mains electricity. According to Ofcom, excellent mobile coverage and standard broadband connection is available. Airband broadband is currently hard wired into the property.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. Email: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

#### VIEWINGS

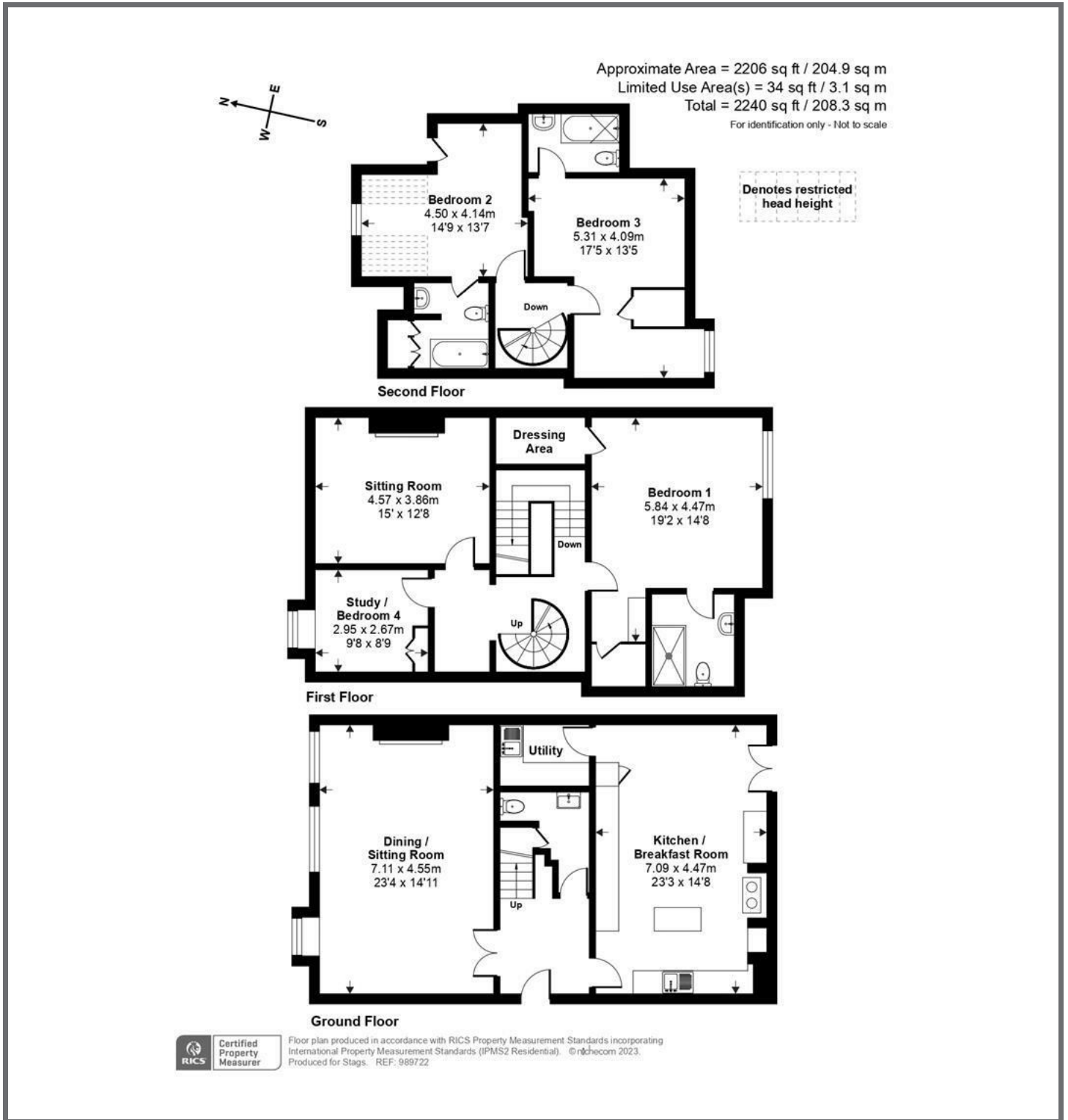
Strictly by appointment through the agents please on 01803 865454.

#### DIRECTIONS

From Totnes proceed away from the town towards Dartington. At Dartington proceed on the A385 towards Rattery and South Brent. At the roundabout take the 4th exit into the private driveway of the Marley Estate. Follow the drive to the left, continuing for 200 yards where the parking area for the property can be found.

What3Words: [guesswork.shrimp.facelift](https://www.what3words.com/guesswork.shrimp.facelift)





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
(92-100) A	(85-92) B	(65-77) C	(45-55) D
(81-91) B	(72-84) C	(55-64) D	(35-44) E
(69-80) C	(55-71) D	(35-54) E	(22-34) F
(55-68) D	(35-54) E	(22-34) F	(15-21) G
(15-54) E	(22-34) F	(15-21) G	(9-14) H
(9-14) F	(9-14) G	(9-14) H	(9-14) H

Net energy efficient - higher rating costs  
 England & Wales EU Directive 2002/91/EC

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