



5, Park Road





# 5, Park Road

Dartington Hall, Totnes, TQ9 6EF

Totnes 1.5 miles, Ashburton 7.5 miles, Plymouth: 23 miles.

A charming semi detached property situated within the stunning Dartington Hall Estate.

- Beautiful Estate Setting
- No Onward Chain
- Ample Reception Space
- South Facing Garden
- Freehold
- 1930's Arts & Crafts Style
- 1200sqft of Accommodation
- 4 Double Bedrooms
- Direct Parkland Access
- Council Tax Band: D

Guide Price £700,000

## SITUATION

The popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

## DESCRIPTION

5 Park Road is a beautiful example of a 1930's arts and crafts style home while situated in the glorious Dartington Hall Estate. With a garden fronting onto the registered parkland surrounding the property, the property enjoys a fantastic rural feeling while enjoying all the amenities within the estate. Now being brought to market with no onward chain, the property offers a wonderful opportunity for a buyer to immerse themselves into the heart of a truly historic local landmark.





**ACCOMMODATION**

The ground floor provides comfortable reception space, set up to accommodate an extensive sitting/dining room with exposed beams and an open fireplace providing an attractive centre point for the room. The Kitchen/Breakfast room is situated to the rear of the property with an outlook across the south facing garden and towards the surrounding parkland; fitted with a range of wooden wall and base units with distressed style flooring and wall features while there is ample space for a breakfast table and seating. In addition the ground floor offers a utility/boot room as well as a WC.

The first floor features four double bedrooms including the master bedroom with a dual aspect to the front and rear. The first floor also plays host to the family bathroom with a freestanding bath, shower, wash basin and WC.

**OUTSIDE**

To the front of the property is a shared pathway providing access to the property. To the rear is an extensive garden laid predominantly to lawn with a range of mature shrubs and trees plus space for a shed or studio towards the rear of the garden.

The property also benefits from the opportunity to rent a garage on the site at the cost of £60 per month.

**DARTINGTON HALL HISTORY**

Originally built in the late 14th century, Dartington Hall became home to Leonard and Dorothy Elmhirst in 1925 when they came to Devon to find a place to start a social and cultural experiment in rural living. Over the next 50 years they created an extraordinary place. They built schools and an art college, started businesses (a cider press, a furniture company, a building company, sawmill, farms, a textile mill, a glass-making company and many more), built a sophisticated arts centre and used it to bring world-class artists and thinkers to South Devon. The Estate is a study in architecture from the Medieval Hall to High Cross House, a masterpiece in Modernism by the Swiss-American architect William Lescage. There are 42 listed buildings on the Estate as well as a 26 acre Grade II\* Listed garden. Facilities offered on the Estate today include an independent cinema, a hotel, a restaurant and two cafés offering locally sourced food and drink as well as a wide range of events, courses and activities throughout the year.

**AGENTS NOTE**

There are covenants, a copy of which will be supplied prior to viewings taking place. Service charge of £550/yr will apply.

**LOCAL AUTHORITY**

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

**SERVICES**

Mains electricity and drainage. Shared private water. Oil fired central heating.

**VIEWINGS**

Strictly by appointment through the agents on 01803 865454.

**DIRECTIONS**

From Totnes, head towards Dartington village on the A385. Approaching the roundabout in Dartington, take the third exit onto the A384 and straight over on the next roundabout. After a short distance, turn right in front of the church entering onto the Dartington Estate. After passing the Green Table Café turn left onto Park Road. After a short distance Park Road bends to the right where the property can be found on the right hand side opposite the block of garages.

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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		
Very energy efficient - lower running costs		
(92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	46
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

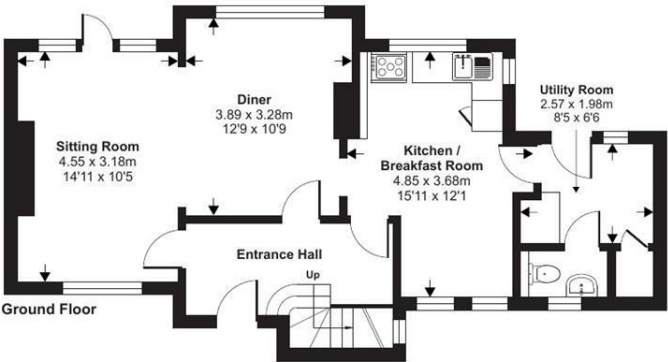
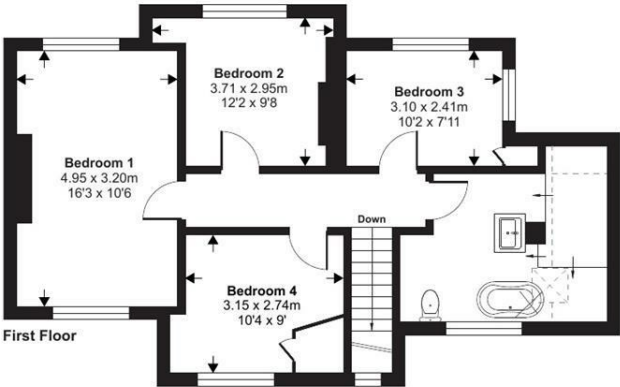
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01803 865454

Denotes restricted  
head height

Approximate Area = 1309 sq ft / 121.6 sq m  
Limited Use Area(s) = 41 sq ft / 3.8 sq m  
Total = 1358 sq ft / 125.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Stags. REF: 1059043