



Singmore House



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Five Lanes Road, Marldon, Devon, TQ3 1NQ

Torquay (sea front): 3 miles, Totnes: 5 miles, Exeter: 22 miles

**A substantial multi-generational home set in a most desirable village close to the South Devon Coast**

- Impressive 19th Century Home
- Close to Amenities
- 3 Bedroom Principal Dwelling
- Private Garden
- Freehold
- Accessible Location
- Versatile Accommodation
- 2 Bedroom Adjoining Annexe
- Off Road Parking
- Council Tax Band C & D

**Offers In Excess Of £650,000**

## SITUATION

The property is situated on the edge of the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops and post office, a well-regarded primary school, church and a very active community hall hosting various clubs.

Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away.

The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

## DESCRIPTION

Singmore House is a most delightful period property with substantial and versatile accommodation. Dating back to the mid 19th Century, the property was once a hotel situated on the former main road passing through the village between Brixham and Newton Abbot.

The property was converted into a dwelling in the late 20th century and has retained much of its period charm.



## MAIN DWELLING

The ground floor features extensive entrance space with three separate reception rooms as well as an office. The current configuration incorporates a sitting room towards the rear of the property with an outlook across the garden, wood burning stove and access into the office which itself features a dual aspect. The drawing room and dining rooms are both situated to the front of the property, with the drawing room having formally been the dining room of the hotel; the dining room features an ornate fireplace with storage provided from a dresser with shelving and cupboard space.

The kitchen is situated to the rear of the property, fitted with tasteful farmhouse style base units with wooden worktops set into an exposed brick wall with useful shelving cut into it. There is space for appliances including a dishwasher and oven. From the kitchen there is access to the utility room with a Belfast sink, worktops with space for appliances below plus access to the garden and a WC.

On the first floor are three double bedrooms, with the master and guest bedrooms benefitting from en-suite shower rooms, while the master bedroom also features a dual aspect. There is a family bathroom comprising a separate shower and bath, wash basin and WC.

## ANNEXE

The single storey annexe adjoins the property on its Southern aspect, with a separate entrance from the rear of the property. A hallway and corridor provide access to all of the rooms while the sitting room enjoys a dual aspect as well as an electric fireplace. The well-proportioned kitchen features a range of wall and base modern white units with an integral electric oven and hob plus space for further appliances and a breakfast table. The two bedrooms are double in size situated to the front and rear of the annexe, while the separate wet room comprises a walk-in shower, wash basin and WC.

## OUTSIDE

From the road a driveway leads up to a parking area suitable for 3 cars with gated access to the garden and a large storage shed with double doors plus power and lighting. In addition, there are a range of raised beds and a greenhouse providing ample space for the growing of produce.

To the rear of the property is a pleasant lawned garden with a range of young fruit trees while gravel areas provide access to a range of well stocked flower beds. A decked seating area faces south and provides useful seating and dining area with a solid canopy providing an area for covered seating.

## SERVICES

All mains services are connected. Gas fired central heating for the main dwelling and electric storage heaters for the annexe.

## 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, 01803 865454.

## DIRECTIONS

From Totnes proceed on the A385 towards Paignton. After approximately 1 mile, turn left towards Berry Pomeroy. Proceed through the village towards Marldon. Upon reaching Marldon, proceed straight over the mini roundabout onto Five Lanes Road. Continue to the end of the road and at the next roundabout take the third exit with entrance to Singmore House being the first on the right.

what3words: lucky.puddles.occupy



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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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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