



Grey Wethers



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Dartington, Totnes, TQ9 6HW

A38: 8 miles Totnes: 1.2 Miles Plymouth: 22.9 miles Exeter:
28.3 miles

A spacious detached 5 bedroom property with large gardens, private driveway, double garage in the highly desirable location of Dartington

- Extensive accommodation of 2496 sqft
- 5 Bedrooms
- 1 bathroom, 2 shower rooms
- Large open plan reception area
- Additional reception room which has plumbing to become the new kitchen
- Off-road parking for a number of vehicles
- Detached double garage
- Well stocked and landscaped areas of garden

Guide Price £900,000

SITUATION

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College, and Dartington Primary School. The village also boasts a thatched public house, a local church, village stores and post office.

Ideally situated for the medieval town of Totnes, the commercial center for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants, and inns.

DESCRIPTION

This large detached property was extended by the former owner with a steel framed contemporary extension, which is stone faced to match the existing property, under a zinc roof. The house has uPVC double glazing, under a tiled roof. There is a photo-voltaic array on the roof and the house is presented in good order. The single storey extension to the south/southeast of the property, was designed to become the new kitchen/family room for the house, with all the plumbing work in place should the purchaser wish to relocate the kitchen to this room. The large level gardens are to the northwest of the property and are a particular feature, with a number of mature trees and hedgerows as the boundaries.

ACCOMMODATION

From the private ground parking area, a paved pathway leads to the front of the property where there is a covered entrance porch and door into the dining hall. There is a cupboard housing the Glow-worm pressurised hot water cylinder and door to bathroom 1, with a storage cupboard above the stairs, which lead down to the ground floor.



The current kitchen leads from the dining hall and has a range of base and eye-level kitchen units with an electric built-in Indesit double oven with a 4-ring electric hob and extractor over. There is a fantastic view from the kitchen sink looking down onto the garden below. It is thought that this current kitchen would become a study if the new room was utilised as a kitchen. From the dining room the sitting room is located with a large, almost floor to ceiling, window looking to the front patio and a large window overlooking the garden to the rear.

An oak door leads through to extension with the steel frame structure exposed and is vaulted to create a feeling of space. There is a large Velux window with multiple doors and windows affording much light to flood the room. The services have already been brought into this room ready for the kitchen to be fitted. There is a slate hearth with a Bosca wood burning stove. A door with a tri-fold window enables this room to be opened out onto the raised deck with its glass and stainless steel balustrading, with steps down to the garden.

To the other side of the reception hall is a door to bedroom 1 (double) with built-in double wardrobe and window overlooking the front. Door through to bedroom 2/study, with a further fitted wardrobe and door into the rear hall with door to bedroom 3. Some of the exposed stonework is on show with the brick quoins either side of the multiple door and window openings. Opposite this bedroom is a fully tiled walk-in shower room with door to a utility room with a range of base and eye-level kitchen units with an integrated Belling single electric oven with Belling halogen hob and extractor over. There is also a stainless steel sink and drainer and is the location for the Glow-worm gas-fired central heating boiler.

There is also a useful storage cupboard where the Solarworld inverter for the photovoltaic cells is located. This end of the house could become a self-contained annexe, benefitting from the door to the front of the property for separate access.

From the entrance hall a flight of timber steps leads down to the lower ground floor, where there is a door to the conservatory at the rear, with doors out onto the lower patio area and garden. Door to bedroom 4 (double) with fitted shelving and storage units with large window overlooking the garden. The hall continues underneath the open-tread timber stairs to bedroom 5 with a window overlooking the front garden and a shower room with a large walk-in shower.

DOUBLE GARAGE

There is a double garage with an electrically controlled up and over double garage door, which has power connected and a side service door.

GARDENS AND GROUNDS

A particular feature of Grey Wethers are the landscaped areas of garden which are predominantly located to the rear of the property. The gardens can be accessed from pathways at either side of the property and also from the conservatory on the lower ground floor or from the raised deck leading off the extension. There are a number of specimen trees with apple trees and thick herbaceous borders with azalea, camelia and a mass of bulbs and colour throughout the year. The garden benefits from a number of outside taps.

At the far rear of the boundary is a bank, denoting the boundary, where there is a concrete path and a number of raised beds with (redcurrants/blackcurrants?), rhubarb and raspberries. There is a useful timber tool-shed, behind which are some compost bins and a glass greenhouse to the front. The property enjoys a gravel drive, which can be used for parking further vehicles, which in turn leads down to a timber built single storey building, formerly used to store the vendors' boat.

To the front of the property there is an attractive dry stone wall above the patio with a further area of lawn and a bank, which has a mass of daffodil and bluebell bulbs. This path leads around the side of the property where two steps lead up to the raised deck in front of the new extension.

SERVICES

Mains gas fired central heating, drainage and water. According to Ofcom, good mobile coverage and up to superfast broadband is available at the property.



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.



Approximate Area = 2123 sq ft / 197.2 sq m
Garage = 373 sq ft / 34.7 sq m
Total = 2496 sq ft / 231.9 sq m
For identification only - Not to scale

Ground Floor

Lower Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1111742



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	80	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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