



Little Larcombe Farm











# Little Larcombe Farm

Diptford, Totnes, Devon, TQ9 7PD

Totnes 6.8 miles Plymouth 20.5 miles Exeter 31.1 miles

A stunning 'grand design' style modern contemporary home of 4,250sqft standing within approximately 10.4 acres, in a private location in the heart of the South Hams

- A beautifully designed home
- Bespoke well equipped kitchen
- About 9 acres of well fenced paddocks
- Fantastic far-reaching views
- Freehold
- A superb open plan reception area
- 5/6 double bedrooms, 2 en-suites, Jack and Jill bathroom, shower room
- A superb range of buildings extending to 7,251sqft
- Private yet readily accessible location
- Council Tax Band: awaiting assessment

Offers In The Region Of £1,950,000

## Stags Totnes

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@StagsProperty

## SITUATION

Little Larcombe Farm is situated on the rural outskirts of Diptford, a village with an active community with a Church, primary school, village hall and part time post office.

Totnes has a mainline railway station to London Paddington 2 ¾ hours and lies approx. 7 miles away and is a bustling and thriving market town that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38/Devon Expressway is a short distance away with its onward road links to the M5 and beyond.

## DESCRIPTION

The property was built by the vendors over a period of years and was finished in the summer of 2023. The property has been built to a high specification which is steel framed, stone clad, with a hipped slated roof. The property has double glazed windows throughout, is well insulated and benefits from underfloor heating on the ground floor. Accompanying the well designed property is a substantial range of buildings, currently used for storage but could easily be modified to become an indoor horse arena with American Barn stabling. The landscaped gardens and grounds complement the property and surround the property, providing much privacy and seclusion. The fields are well fenced and there are a number of dry stone walls providing much character to this project. There is also the base for an outdoor pool, which the vendors have covered over and made an AstroTurf football pitch, yet the option remains for the purchaser to potentially build over this area to create an indoor swimming pool.

## ACCOMMODATION

From the gravelled entrance drive, where there is parking for numerous vehicles, a large covered porch provides access into the main hallway, with a bespoke staircase rising to the first floor, with a door to a ground floor shower room and door to the utility room where there is a range of base and eye-level kitchen units.

The entirety of the ground floor has a polished concrete floor with the central area forming the dining room, which is all open plan, providing access to the sitting room at one end with a floor to ceiling tri-fold door providing access out onto the covered patio to the rear, with a pleasant view of the garden and paddock beyond. The entirety of this area is open plan and leads into the snug/kitchen/breakfast room area where there is a wood burning stove, a further pair of bi-folding doors leading to the front of the property, where there is a covered seating area. The bespoke kitchen has stainless steel worktops with a variety of soft close pan drawers and fitted units, an island unit with an integrated full-size dishwasher, with a breakfast bar to one side. There is Fisher and Paykel range with two ovens with plate warming drawers underneath and LPG gas burner hob over with Fisher and Paykel extractor. There is space and plumbing for an American style fridge/freezer. From the main open plan room there is the option to create an annexe to the house by utilising the home office/bedroom 6 into a sitting room and kitchen area. Bedroom 5 could be utilised as the annexe bedroom with an en-suite shower room. There is a further door to the outside at the back of the property.

There is a bespoke steel and timber staircase with useful cupboard below, providing access to the first floor, which is open to the eaves with fantastic views to the front and the rear, with further bi-folding doors providing access onto two large balconies. At one end of this vast space, the vendors have created a games room and the other side utilised as a reading area. There are four double bedrooms on the first floor, one with an en-suite shower room, with the master bedroom sharing a Jack and Jill bathroom with the bedroom adjoining. All of the bedrooms enjoy far-reaching views over its own land and across the rolling countryside. The Jack and Jill bathroom has a large oval bath with mixer tap over and a wet room with waterfall shower attachment. There is also a large storage cupboard.







### OUTBUILDINGS

Adjacent to the property is a fantastic range of steel framed buildings with a carport area with designated kennels and a lockable store adjoining. The main steel frame building is clad in timber with stone low faced wall, it has two roller shutter doors with one area designated as a spraying room for spraying car parts, this would make a perfect garage. The larger area also has a roller shutter door at the far end and part of this building has underfloor heating. The whole building is insulated with numerous windows overlooking the lake to the front of the building. The heating for this building is from the separate waste oil-fired boiler.

### GARDENS AND GROUNDS

The property benefits from a landscaped garden wrapping around the property with numerous concreted and hardcore tracks providing access to the fields. The vendors have completely re-fenced the boundaries and also re-seeded some of the paddocks, with the land suited for all animals. There is a planted fruit orchard above the paddock, which slopes down to the adjoining woodland, with further paddocks accessed from the tracks. All but one of the paddocks has a water trough connected.

A particular feature is the pond in front of the agricultural buildings and the house, which is fed by the drains and gutters taking the water away from the buildings and is home to the owners' flock of geese. There are a number of field shelters around the property, utilised by the vendors' donkeys and sheep. The gardens have raised flowerbeds made from sleepers with slate to prevent weed growth. The garden at the rear of the property is terraced to provide a level area and gently sloping area of lawn and a bespoke staircase with slate steps and glass balustrading which provides access up to the main balcony, which enjoys a superb west facing view. There are a number of outside sockets and lighting at the rear, with an undercover area for entertaining.

### SERVICES

A borehole water supply provides water to the house and buildings, mains electric, a sewerage treatment plant for drainage, oil-fired boiler for central heating with LPG bottled gas for the hob in the kitchen. The bathrooms upstairs benefit from an electric underfloor heating system. A separate Clean Burn waste oil burner for the underfloor heating in the outbuildings. According to Ofcom, reasonable mobile reception and up to ultrafast broadband is available at the property.

### DIRECTIONS

The postcode does not get you to the property, so please use the what3words address [///spoons.midfield.disputes](https://www.what3words.com/#!/en/@@@spoons.midfield.disputes)

### VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

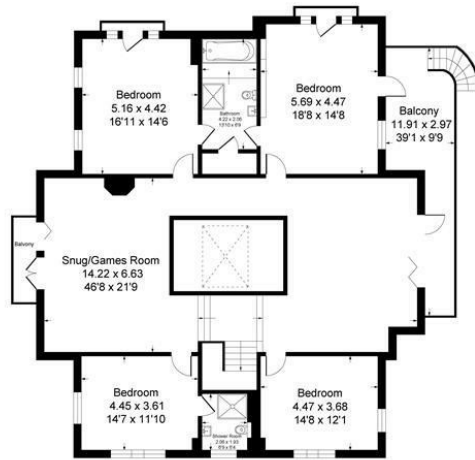
### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

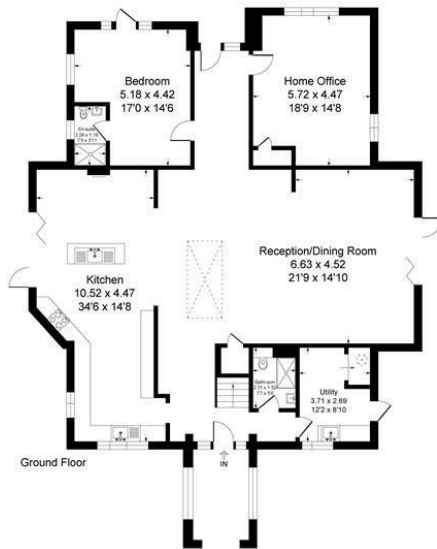


# Little Larcombe Farm, Diptford, TQ9 7PD\

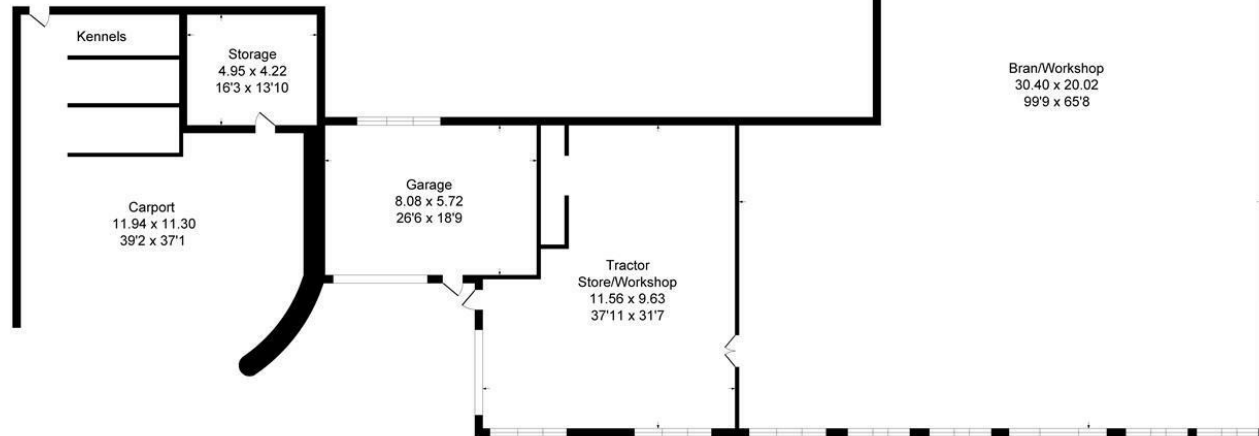
Approximate Gross Internal Floor Area = 394.8 sq m / 4250 sq ft  
 Garage Area = 46.1 sq m / 497 sq ft  
 Outbuilding Area = 627.5 sq m / 6754 sq ft  
 Total Area = 1068.4 sq m / 11501 sq ft



First Floor



Ground Floor



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



