



The Grey House

The Grey House, Rattery, South Brent, TQ10 9LD



A38 1.5 miles, Totnes 4 miles, Exeter 27.2

Detached home with delightful south-facing gardens and outstanding countryside views in desirable South Hams village

- Secluded location in heart of the village
- Deceptively spacious living accommodation
- Generous landscaped gardens with stone wall
- Convenient utility room with access to garage
- Sweeping drive with parking for several cars
- Delightful terrace accessible from sitting room and kitchen
- Close proximity to amenities in Totnes
- Easy access to A38 Devon Expressway
- Freehold
- Council tax band D

Guide Price £700,000

SITUATION

Rattery is one of Devon's oldest villages and is situated within reach of Dartmoor National Park and providing easy access to the A38. Within Rattery is the highly popular Church House Inn gastro pub, together with a vibrant village hall which hosts a wide variety of events. The nearby 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 bustling Medieval market town of Totnes is approximately 5 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

The Grey House boasts a wonderful south-facing aspect, perched high on the village's edge, offering breath-taking countryside vistas. Secluded and tranquil, it overlooks its own picturesque walled gardens, ensuring privacy and serenity. The deceptively spacious and versatile living accommodation, complemented by attractive landscaped gardens enhance the charm and allure of the property. With its remarkable setting and abundant potential, this property is truly a hidden gem.

ACCOMMODATION

Upon entering the property, you'll find a welcoming entrance porch leading to a lobby and a convenient downstairs cloakroom. The inner hall guides you to the spacious sitting room/dining area, flooded with natural light and featuring a wood-burning stove. The modern kitchen/breakfast room offers integrated appliances and access to a utility room and garage.

Upstairs there are four double bedrooms with the main bedroom boasting built-in wardrobes and an en suite bathroom. The bedrooms enjoy excellent views of the rolling hills and countryside beyond. A family bathroom and separate W/C complete this floor.

OUTSIDE

As you approach The Grey House, a sweeping driveway leads you to an ample parking space for multiple vehicles and access to the single garage. The expansive gardens unfold gracefully, gently sloping down from the terrace connected to the sitting room and kitchen. Beneath the terrace lies a spacious cellar that spans the entire length of the house providing additional storage options.

Most of the gardens are laid to lawn bordered by mature plants and shrubs, with areas dedicated to growing produce. A charming feature of the outdoor space is the walled garden, adding character and privacy to the surroundings. Beyond a secluded area accessible through a pretty arch offers an ideal retreat for gardening enthusiasts or those seeking moments of tranquillity.

SERVICES

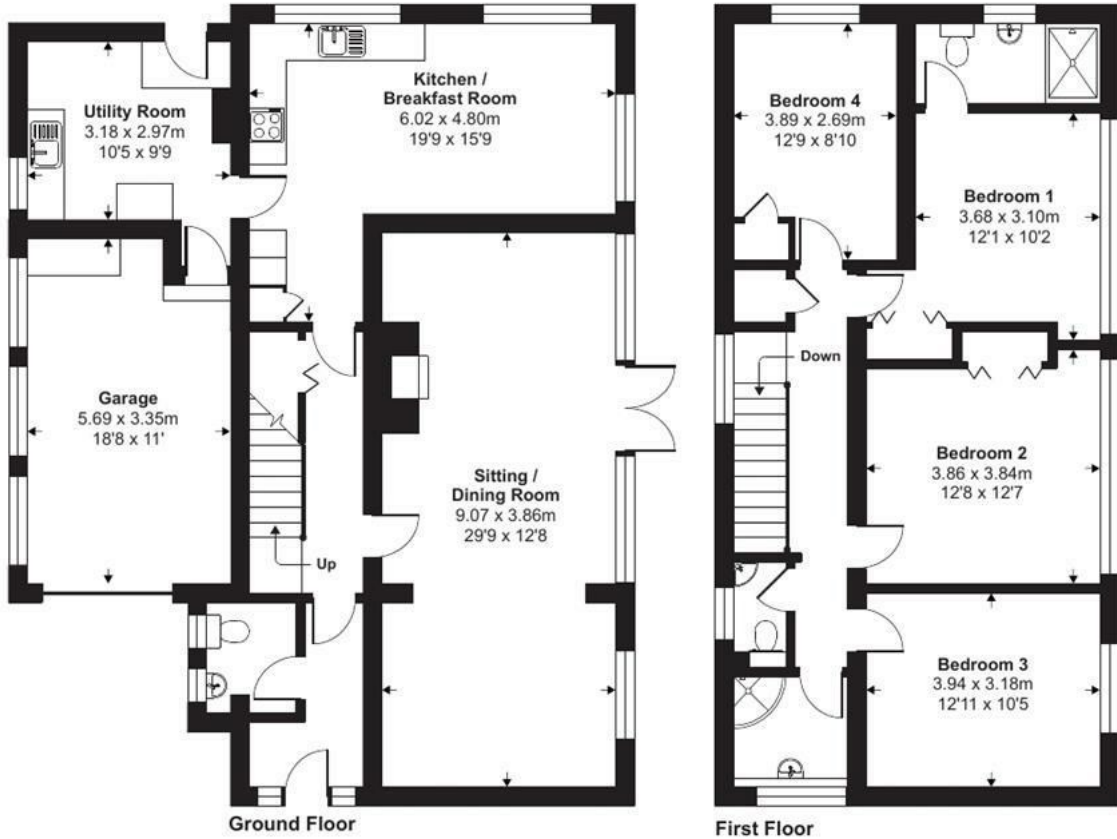
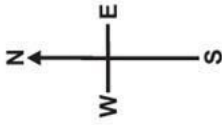
Mains electricity and water. Current septic tank drainage system will need to be upgraded by the new purchaser. Oil fired central heating. Solar panels owned and included in the sale. Ultrafast broadband and mobile network providers available.

DIRECTIONS

From Totnes proceed along the Ashburton Road to the Cider Press roundabout at Dartington. Carry straight onto the Plymouth Road, the A385, and after approximately four miles bear right into Culver Lane, signed Rattery. Proceed to Mill Cross and turn right and drive down into the village. Bear right into The Church House Inn car park and you will see the entrance to The Grey House straight ahead of you through the five bar gate in top right hand corner of the Church House Inn car park.



Approximate Area = 1779 sq ft / 165.2 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 1975 sq ft / 183.4 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). © nichecom 2023. Produced for Stags. REF: 1053920

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	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-47) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		68	77

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