



Sandford House

Sandford House, East Cornworthy, Totnes, TQ9 7HG



Dittisham 1 mile; Dartmouth 4.5 miles;
Totnes 6 miles;

A well presented attached character four bedroom barn conversion with garden and parking

- Character 4 bed cottage
- Spacious rooms with countryside views
- Exposed wooden beams and stone
- Modern kitchen with Neff double oven
- Vaulted ceilings in upstairs bedrooms
- Immaculate, well-stocked level gardens
- Close to picturesque Dittisham village
- Ideal for sailing enthusiasts
- Freehold
- Council tax band E

Guide Price £600,000

SITUATION

Set in a small hamlet in a secluded valley, Sandford House is situated in East Cornworthy surrounded by farmland and in close proximity to Blackness Marine, of particular interest to those who own a boat or enjoy sailing. Located approximately 1.5 miles downstream of Cornworthy, and 6 miles up river to the North West lies the Elizabethan market town of Totnes. 4.5 miles downriver is the historic port of Dartmouth which guards the River Dart's entrance to the sea.

The beautiful coastline dotted with lovely beaches is easily reached, many being within a 15 minute drive. For those of an active nature The Dartmouth Golf and Country Club is close by and there are many local walks and bridleways.

The village of Dittisham only 1 mile from the property and famous for its plums and crabbing. Formerly, one of the Darts fishing villages, has become a highly desirable waterside destination. The village has two pubs, a village shop and post office, together with a flourishing church. It is an attractive village for families and highly popular with those who participate in waterborne activities, with its thriving sailing club.

DESCRIPTION

Sandford House is a charming four-bedroom barn conversion in the heart of South Hams countryside. This property features high ceilings, exposed beams, and solid wooden doors, with stunning views and immaculate, well-stocked gardens. Perfect for garden enthusiasts and outdoor lovers, it's just a mile from the picturesque village of Dittisham and close to Totnes and Dartmouth. Ideal for those seeking a peaceful rural lifestyle with modern comforts.

ACCOMMODATION

Enter through the stable door into the entrance hall with solid wooden flooring. To your left is a spacious living room featuring high ceilings, inset spotlights, double aspect garden views, and a brick chimney with a wooden mantel and woodburner.

Through the solid wooden door, the kitchen boasts a tiled floor, base units with wooden worktops, a 4-ring hob, and a built-in Neff double oven. The window overlooks the central courtyard, allowing ample natural light. Adjacent is the dining area with a high ceiling, spotlights, and space for a family dining table. Glazed double doors lead to a terrace, perfect for alfresco dining with garden views.

Descending to the ground floor, the bathroom

includes a washbasin, WC, and a Mira shower. Bedroom 1, overlooking the courtyard, features built-in wardrobes, exposed beams, and spotlights. This floor also has a hobby room with countryside views and a utility/pantry room with plumbing for a washing machine and an oil-fired boiler.

On the first floor, the bathroom has a tiled floor, an enclosed shower cubicle with a Mira and Monsoon shower, a bath, WC, and a Velux window with valley views. Bedroom 2 includes a Velux window, vaulted ceiling, and exposed beams. Bedrooms 3 and 4 also feature vaulted ceilings and exposed beams, with Bedroom 4 overlooking the courtyard.

OUTSIDE

The property has parking for two vehicles on the shared driveway with wooden pedestrian gate leading to the pathway up through the garden with well stocked borders and part stone walling surround. Summerhouse and brick and flag stone paving. Further useful storage shed and space under the storm porch for log storage. Gardens are set in a quiet idyllic setting surrounded by a leafy valley.

SERVICES

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

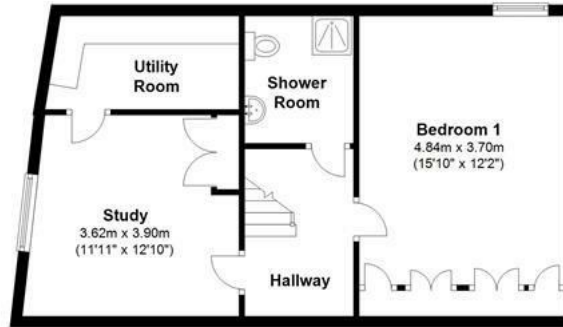
DIRECTIONS

From Totnes take the A381 Totnes bypass towards Dartmouth. After approx. 1 mile, turn left signposted Ashprington and Cornworthy. Continue along this road into Ashprington, keep right at the war memorial and follow this road out of the village, over the bridge and round to the left past The Watermans Arms on your right. Continue on this road passing through Tuckenhay. Stay on this road and turn right into East Cornworthy. The property will be found on the right hand side.

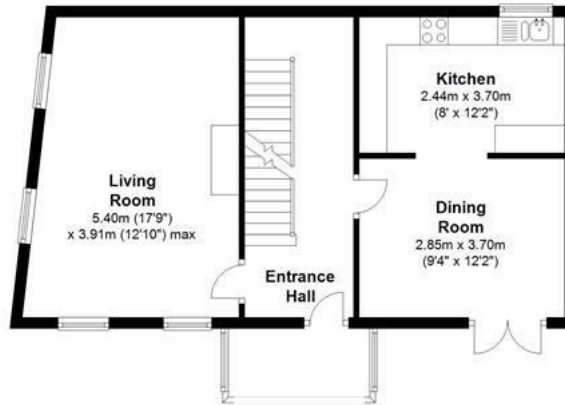


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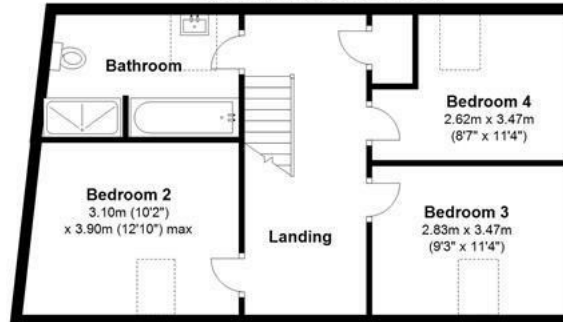
Lower Ground Floor
Approx. 51.0 sq. metres (548.5 sq. feet)



Ground Floor
Approx. 51.0 sq. metres (549.5 sq. feet)



First Floor
Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 153.6 sq. metres (1653.1 sq. feet)

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			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(49-54) E			
(35-48) F			
(1-34) G			

Net energy efficient - higher ratings code

England & Wales EU Directive 2002/91/EC

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