



Compton Holt Lodge











# Compton Holt Lodge

Compton Marldon, Paignton, Devon, TQ3 1TA

A superb detached property of 3,400sqft providing spacious accommodation with a fantastic outdoor entertaining area, including a heated outdoor pool, good sized gardens ample parking in a rural yet readily accessible location

- Fantastic kitchen/family room
- Music room and large sitting room
- 6 Bedrooms, 2 en-suites, family bathroom
- Garage storage with gym at the rear
- Private drive with off-road parking
- Grounds extending to about 0.4 acres
- Council Tax Band F
- Freehold sale

Guide Price £1,100,000

## Stags Totnes

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



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## SITUATION

The pretty and historic hamlet of Compton is nestled in a valley setting tucked away from noise with just birdsong to enjoy whilst being conveniently close to larger towns and amenities. Compton is known for its 14th Century castle which is now owned now by the National Trust, the grounds of which are overlooked by this property. The village Marldon is nearby with its excellent Church House Inn, local village shop and primary school. The Torbay ring road is within approximately ½ a mile, which gives ease of access to Newton Abbot and the A380 dual carriageway which links with the M5 near Exeter. The Medieval town of Totnes is some 5 miles away, with its extensive shopping and schooling facilities together with the mainline railway station giving direct connections to London Paddington.

## DESCRIPTION

Compton Holt Lodge is believed to have been built in the 1960s with the vendors building an extension to the northern elevation in 2008. Since then they have fully modernized the entire property and it is presented in a good condition throughout. The accommodation flows well, with many spacious rooms which are very bright owing to the large windows throughout the property. The vendors did create a 2 bed annexe in the house for a useful holiday letting income by adding a stud wall to separate off the music room and the current office and bedroom.

## ACCOMMODATION

From the parking area a door leads to the impressive entrance hall, with a solid wood floor throughout. There is a useful boot and coat cupboard with an impressive wide staircase leading to the first floor. An opening through to the music room and a pair of glass doors into the large kitchen/breakfast room. The kitchen has a bespoke range of base and full length kitchen units with a large central island with soft close pan drawers, plenty of storage with a full size integrated wine/beer refrigerator. On the island is a Neff induction hob and a breakfast bar to the far end. The kitchen includes an integrated full size dishwasher, 1½ bowl stainless steel sink with mixer tap, two integrated Neff electric ovens, one with a warming drawer below and a multitude of soft close storage cupboards. There is a freestanding American fridge/freezer with additional storage to either side. This room has a large sliding patio door providing access to the patio at the rear and ample space for a sofa and TV, making the perfect kitchen/family room.

From the music room/reception room there are further sliding patio doors to the front parking area, door to a useful storage cupboard with further storage under the stairs. Door to the outside and door to the utility room, with further sink, space and plumbing for a washing machine and tumble drier, with a door housing the Worcester oil-fired central heating boiler.

An opening in the wall provides access to a hallway with door to a ground floor WC and door to a large ground floor double room with patio doors out onto the front garden area. A range of built-in double wardrobes with the middle section of wardrobe doors providing access to a large en-suite bathroom with electric under floor heating with a jacuzzi bath, corner shower and two wash hand basins with further built-in storage. At the far end of the inner hall is the home office.







## UPSTAIRS

The wide staircase leads up to the landing, with a useful storage cupboard, and access to three bedrooms to the left, one with an en-suite shower room. Two of the bedrooms are double with a third being a single room. To the right of the staircase is a further double bedroom, currently arranged as a single, and a large family bathroom with separate bath and a large walk-in shower.

At the end of the landing a door leads through to impressive sitting room. In the chimney is a built-in Faber gas fire. This room is incredibly bright and airy owing to the large windows, one facing west overlooking the outdoor pool with tri-folding doors providing access out onto the patio. From this room, there is a further double bedroom with four built-in double wardrobes.

## OUTSIDE

There is a double garage adjoining the side of the property behind the entrance drive with the gardens and grounds surrounding the property on all sides. The parking area can easily provide parking for six plus vehicles. The rear of the garage has been modified to provide a home gym with an access door from the rear of the property.

The property benefits from a large paved patio area, which can be accessed from the sitting room on the first floor or from numerous doorways on the ground floor. The raised patio is built around the outdoor heated swimming pool, which measures approximately 8.5m length by 4m width. The pool has an electrically operated cover which, reputedly, is safe for children to walk over.

The patio area is surrounded by a stone wall with exterior power sockets and an electric hot tub (included in the sale). Glass balustrading surrounds the paved steps leading back down to the ground floor, whilst there are steps providing access up to the level area of garden, which is bounded by herbaceous border and mature hedge with some notable trees. This level area of garden has a further flight of steps to the eastern side, providing access down to the lower area of lawn to the side of the entrance drive.

## SERVICES

The gas fire in the sitting room is by bottled LPG gas. Oil-fired central heating. Mains water, mains drainage, mains electricity. The swimming pool is heated by a heat exchange system with the unit and the pump infiltration equipment located in the summerhouse behind the garage. According to Ofcom reasonable mobile coverage and ultrafast internet is available at this property.

## VIEWINGS

Strictly by appointment with the agent 01803 865454

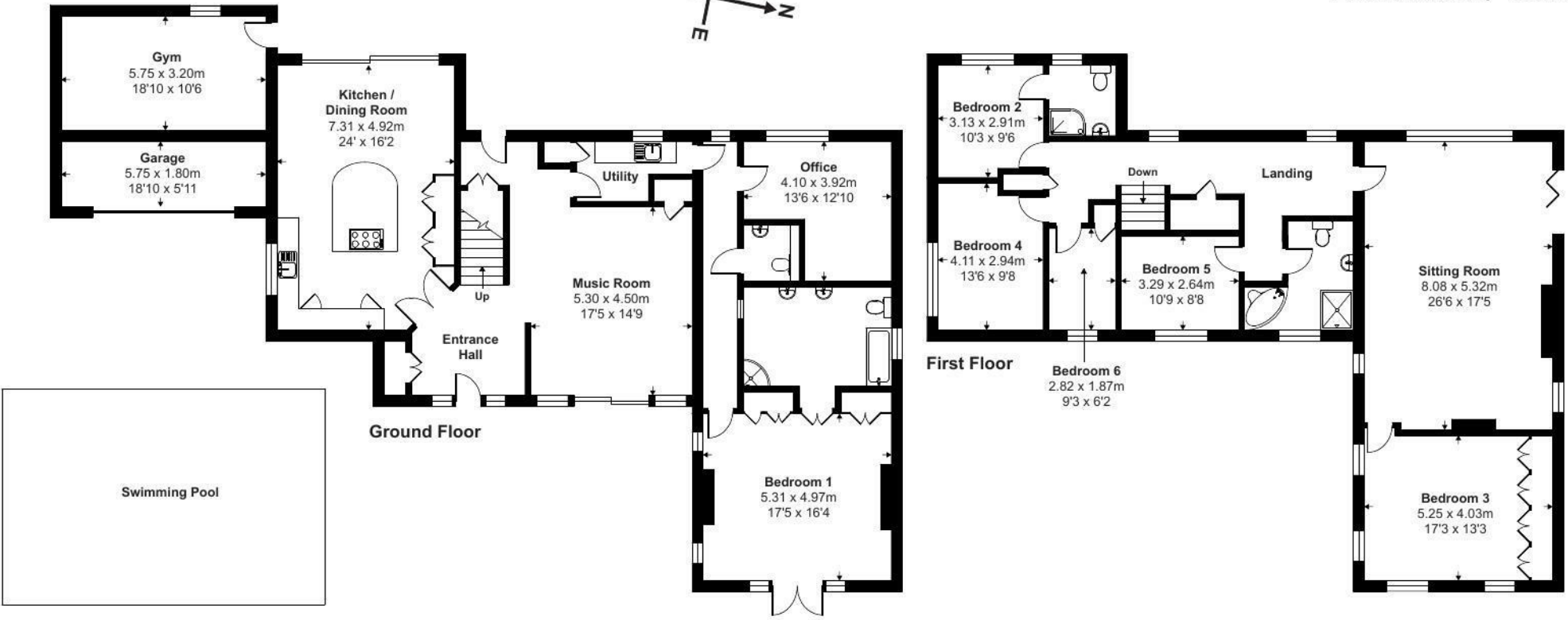
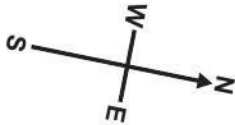
## DIRECTIONS

From Exeter take the A380 towards Newton Abbot/Torquay. At Newton Abbot, take the right lane of the dual carriageway and continue over the Newton Abbot flyover signed to Torquay, A380. Continue for about 2 miles. At the traffic lights bear right at the sign to Paignton / Brixham, A380. Go straight over the first roundabout. At the second roundabout turn right to Marlton / Compton. Take the first right on to Vicarage Hill signed to Compton. Drive for about 1.5 miles and pass the Castle on your left. In about 200 yards, the entrance to Compton Holt is on the left hand side.



Approximate Area = 3160 sq ft / 293.6 sq m  
 Garage / Gym = 329 sq ft / 30.5 sq m  
 Total = 3489 sq ft / 324.1 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 2024. Produced for Stags. REF: 1161059



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



