



Tigley House







# Tigley House

Dartington, Totnes, , TQ9 6DP

Dartington 2.4 miles; Totnes 3.8 miles; A38 4.2 miles; Plymouth 21 miles; Exeter 30 miles

A stunning Grade II listed 16th century home with a guest cottage, set in 1.4 acres of picturesque grounds in delightful hamlet

- Grade II listed 16th-century property
- Immaculate condition throughout
- 1.4 acres of beautifully landscaped gardens
- Close to Dartington Estate and shops
- Freehold
- Detached guest cottage
- Spacious reception rooms with original features
- Newly fitted electric gates & sweeping driveway
- Easy access to Totnes, A38, and coastlines
- Council tax band G



Guide Price £1,250,000

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## SITUATION

Tigley House is perfectly situated on the A385 near the hamlet of Tigley and close to the villages of Harberton and Dartington. Dartington offers a variety of amenities including the famous Dartington Estate, with 1200 acres of scenic walks, shops, and cafes, as well as Dartington Hall and the Barn Cinema. Dartington also benefits from a local primary school, post office/village store, and a charming 12th-century pub. The market town of Totnes is just under three miles away, providing additional conveniences like the mainline train station to London, a leisure centre, and a vibrant collection of cafes, pubs, and shops. The A38 Devon Expressway connects Dartington to Plymouth, Exeter, and further afield.

## DESCRIPTION

Tigley House is an immaculately presented Grade II listed residence dating back to the mid-16th century. The property is in immaculate condition throughout and blends historic charm with modern comfort. Original features such as flagstone floors, wood-burning stoves, and antique panelling lend character, while tasteful updates provide additional space and functionality. The house boasts impressive reception rooms, a charming breakfast room with a glass-topped well, and a beautifully presented kitchen. Adjoining the main property is Tigley Stable, a detached annexe offering versatile living space, making it ideal for guests or as a potential holiday let.

## ACCOMMODATION

The ground floor opens with a flagstone entrance hall, leading to an expansive dining room adorned with original wooden beams, antique panelling, and a large wood-burning stove. The kitchen evokes a Mediterranean feel with whitewashed stone walls and pale blue cabinetry, complete with integrated appliances. Adjacent to the kitchen is the former ash house, now a well-proportioned pantry, ideal for additional storage. The breakfast room, accessed from the kitchen, is a remarkable space featuring a glass-topped well set into the floor and French doors that open onto the beautifully maintained gardens. Two further sitting rooms, both featuring wood-burning stoves, provide ample relaxation space. The ground floor is completed by a utility room/boot room and a fifth bedroom / study, accessible via private stone steps, with an en-suite shower room.





Upstairs, a galleried landing leads to four spacious double bedrooms. Two feature en-suite facilities, while the third and fourth bedroom are served by a family bathroom with a separate shower and bath.

### TIGLEY STABLE

The detached Tigley Stable offers an inviting open-plan living area with floor-to-ceiling windows, a Jerusalem marble floor with underfloor heating, a fully equipped kitchen, a double bedroom, and a wet room.

### OUTSIDE

The approach to Tigley House is marked by newly installed electric double gates, opening onto a sweeping gravel drive that leads to an extensive parking area. The property sits within approximately 1.4 acres of landscaped grounds, featuring well-maintained lawns and a stunning array of mature trees, including a Swamp Cypress and Judas Tree. The gardens are a delight, offering colourful displays of Rhododendrons, Camellias, and Azaleas, creating an idyllic outdoor space. Within the grounds, there is an Indonesian-style summer house with a veranda, ideal for relaxing on warm summer evenings, and a charming timber gazebo.

Additionally, a post and railed paddock offers a scenic open space, though not extensive enough for equestrian use, it is perfect for recreation or as a potential garden expansion. A stone outbuilding provides ample storage for garden tools and equipment.

### SERVICES

Mains water and electricity. Private drainage (Titan Bio digester). Oil fired central heating.

### DIRECTIONS

From Totnes, follow the A385 toward Dartington and the A38. At the mini roundabout in Dartington, continue straight ahead on the A385 towards Plymouth, passing the Texaco filling station. Continue for about 2 miles and just after Tigley Cross, which is signposted to Harbeton 2 miles, the entrance to Tigley House will be found a short way along on the left hand side.

# Tigley House, Dartington, Totnes, TQ9 6DP

Approximate Gross Internal Floor Area = 250.7 sq m / 2698 sq ft  
Annexe Area = 43.0 sq m / 463 sq ft  
Outbuilding Area = 22.9 sq m / 247 sq ft  
Total Area = 316.6 sq m / 3408 sq ft

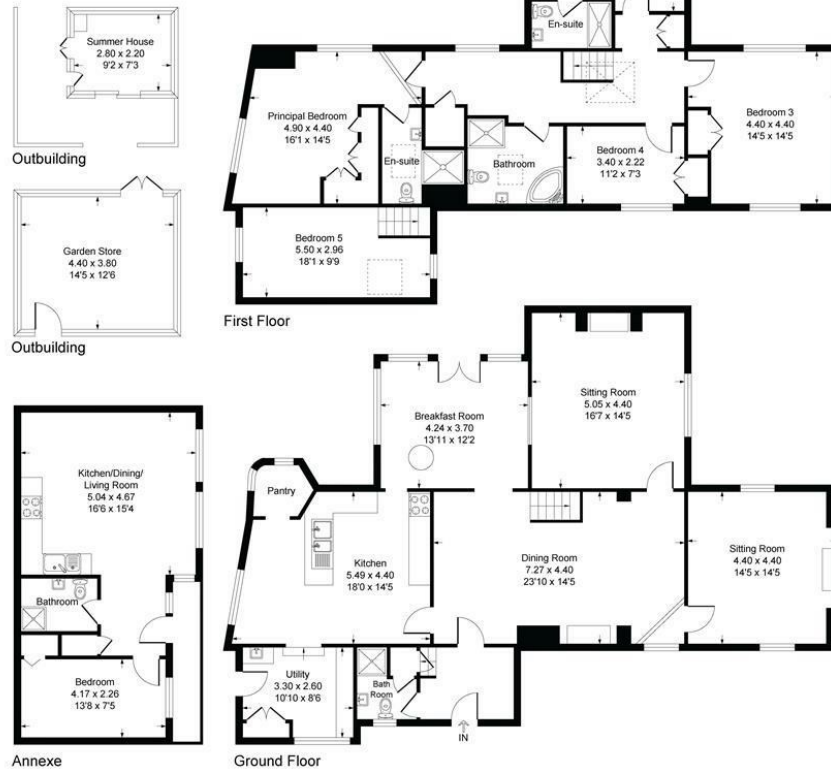


Illustration for identification purposes only, measurements are approximate, not to scale.



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