



2, Gatcombe House



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Littlehempston, Totnes, TQ9 6LW

Totnes 2 miles Newton Abbot 7 miles Exeter 24 miles

Superb Grade II* Listed attached 4 bedroom house with a large private garden, garage and parking. No onward chain.

- Significant historical features
- Stunning reception rooms
- 2 bathrooms
- Double garage and parking
- Council tax band F
- Superb ceiling heights
- 4 bedrooms
- Conservatory
- Freehold

Guide Price £695,000

SITUATION

2 Gatcombe House is situated in a glorious rural location, yet is only 2 miles from the bustling town of Totnes. Totnes is a bustling and thriving market town that retains much of its original character with good local schools and shopping facilities.

Totnes allows easy communication with the rest of the country. A mainline railway station provides access to London Paddington, the A38 Devon Expressway is approximately 6 miles to the north of Totnes, providing speedy access to the cities of Plymouth and Exeter.

DESCRIPTION

2 Gatcombe House is a most interesting part of Gatcombe House, which is Grade II* Listed and is believed to have some medieval origins. The house has much of the original characterful features with stunning ceiling plasterwork and freezes. The house benefits from tall ceiling heights, with large doorways and windows which provide lots of natural light into the property. The drawing room/dining room, the sitting room and the large main bedroom are certainly significant selling features of the property.



ACCOMMODATION

From the ground floor there is a superb feature drawing/dining room with an elm floor, a beautiful open fireplace and three large sash windows overlooking the gardens. One of the main features of this room is the ornate plastered ceiling, believed to date back to 1730. Leading off this room is the sitting room, again a splendid spacious room, with a fireplace and two large sash windows.

This in turn leads by French windows into an Edwardian conservatory that overlooks the delightful lawned gardens and provides access to the paved terrace. From the rear hall there is a kitchen and a cloakroom. The kitchen has a range of fitted kitchen units with space and plumbing for a washing machine.

On the first floor there are four bedrooms, with the master bedroom being of a generous size. There is a bathroom adjoining this main bedroom. In addition there is a family bathroom plus two large walk in storage cupboards.

OUTSIDE

Directly to the rear of the house is a pleasant paved terrace with raised flower beds. Beyond this are the delightful lawned gardens which lie to the south side of the house. Above this garden is a wooded area. The boundary is marked by a splendid oak and other mature trees.

There are numerous, well stocked flower and shrub borders and trees including magnolia, camelia and rhododendrons. At the top of the garden there is an attractive Summerhouse and a further terrace.

To the side of the garden there is a parking for additional vehicles which have the right to pass over the entrance drive of the adjoining property. There is also a large open fronted double garage measuring approximately 18'4" x 16'5" with large storage space above. This garage is located to the eastern elevation of the house and adjoining other traditional buildings.

SERVICES

Mains electricity, mains water, private drainage and oil-fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

AGENTS NOTE

There is a restriction on the property which does not allow the house to be used for business purposes

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From Totnes take the Newton Abbot A381, after approximately 2 miles you will see the Pig & Whistle Inn on the left hand side. Take the next right after this which is a sharp hairpin right and follow this road down the hill, leading over a stone bridge. Turn right between the stone walls, signposted Gatcombe House and follow the gravelled driveway. Once parked, you will see the main entrance to Gatcombe House, proceed along this drive and 2 Gatcombe House will be found at the end on the left hand side.



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		25
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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totnes@stags.co.uk

01803 865454

Approximate Area = 2545 sq ft / 236.4 sq m
 Limited Use Area(s) = 84 sq ft / 7.8 sq m
 Total = 2629 sq ft / 244.2 sq m
 For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1194324