



5 Dundridge Court

5, Dundridge Court, Dundridge Estate, Totnes, Devon TQ9 7PL



Totnes 2 miles; A38 5 miles; Plymouth 22 miles

A 2 bedroom apartment in a unique and exclusive development, being part of an 18th Century country mansion estate

- Grade II listed
- Exclusive estate in scenic countryside
- Open-plan living with stylish kitchen
- Spacious principal bedroom with en-suite
- Private garage with mezzanine storage
- Beautiful communal gardens and views
- Easy access to Totnes and transport
- Peaceful yet well-connected location
- Freehold
- Council tax band D

Guide Price £200,000



SITUATION

Nestled within the heart of the South Hams countryside, 5 Dundridge Court enjoys a peaceful yet convenient location within the exclusive Dundridge Estate. The property is within walking distance of the picturesque village of Harberton, home to the renowned Church House Inn, famous for its welcoming atmosphere and excellent cuisine.

Just two miles away lies the historic town of Totnes, celebrated for its rich heritage, independent shops, lively café culture, and Norman Castle. The town also benefits from a mainline railway station, offering direct connections to London Paddington, making this an excellent location for both lifestyle and connectivity.

DESCRIPTION

Set within an elegant 18th-century Grade II listed country mansion estate, Dundridge Court is an exclusive development of just 12 beautifully restored and refurbished properties, offering a rare opportunity to enjoy stately surroundings with modern convenience.

The estate is set within approximately 4.5 acres of communal grounds, providing stunning views over open countryside and a tranquil setting that is ideal for those seeking a balance of rural charm and accessibility.

ACCOMMODATION

Accessed via a charming communal courtyard, the property benefits from a private garage with an electric up-and-over door, providing ample space for a vehicle along with a mezzanine level for additional storage. Once inside, the front door opens to a welcoming central hallway, where generous storage space ensures practicality. The two bedrooms and main bathroom lead off from here, creating a well-balanced layout. The principal bedroom is a comfortable and well-proportioned retreat, complete with a stylish en-suite shower room, finished to a high standard. The second bedroom is versatile, offering space for a small double bed or an ideal home office. The main bathroom is beautifully appointed and, along with the en-suite, benefits from underfloor

heating, adding a touch of warmth and luxury.

At the heart of the home is the open-plan kitchen, dining, and living space, a beautifully designed area that perfectly balances practicality and comfort. The well-fitted kitchen features a breakfast bar, ideal for informal dining, while the living area offers ample space for a dining table and a study area, making it perfect for contemporary living. The layout creates a sociable and inviting atmosphere, enhanced by natural light and thoughtful design.

OUTSIDE

The property enjoys the benefit of beautiful communal gardens of approximately four and a half acres, offering well-maintained green spaces that complement the grandeur of the estate. These shared grounds provide an opportunity to enjoy outdoor living in a scenic setting, surrounded by rolling countryside.

There is a garage with a cantilevered remotely controlled electrically operated vehicular door access. Mezzanine level storage in garage.

TENURE

Leasehold 999 years from Sep 2003. No ground rent. Absent landlord indemnity policy in place. Managed by Harberton Residents Management Company. Service charge £2160.00 per annum.

SERVICES

Mains water and electricity are connected, with LPG gas central heating and private drainage. According to Ofcom, limited mobile coverage and up to superfast broadband is available.

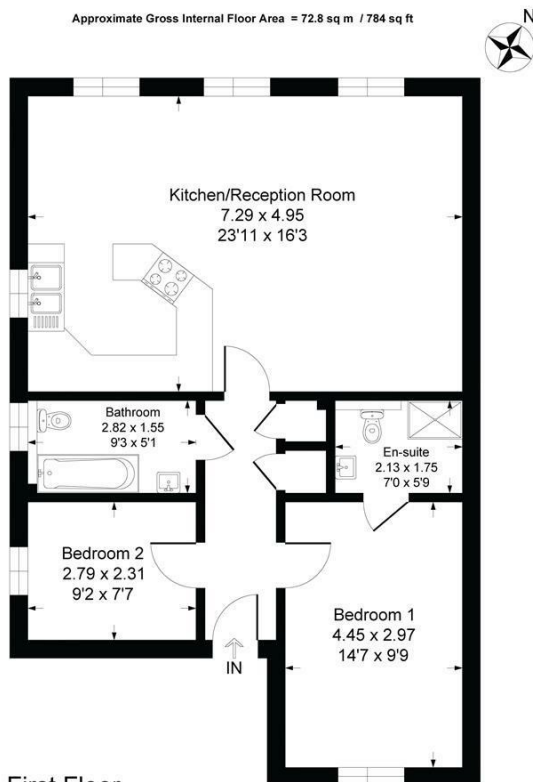
DIRECTIONS

From Totnes, take the A381 towards Kingsbridge and Dartmouth. After approximately one mile, take the second right-hand turning signposted Harberton. The entrance to Dundridge House will be found a short distance along on the left-hand side, before the T-junction. Upon entering the estate, follow the driveway down and park in the visitor's parking area.



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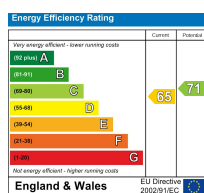
Approximate Gross Internal Floor Area = 72.8 sq m / 784 sq ft



First Floor

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

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.



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