



Greys



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Ashprington, Totnes, Devon, TQ9 7UP

Totnes 3.2 miles; A38 9.7 miles; Plymouth 25.7 miles; Exeter 31 miles

A spacious and beautifully designed home with garage and parking in a sought-after village with stunning countryside views

- Stunning countryside views
- Spacious and flexible layout
- Direct access to Ashprington Orchard
- Solar panels
- Freehold
- Sought-after village location
- Beautifully landscaped gardens
- Generous parking and garage
- Easy access to Totnes and the River Dart
- Council tax band: F

Guide Price £800,000

SITUATION

Nestled in the picturesque village of Ashprington, Greys enjoys an enviable position surrounded by rolling South Devon countryside. The village is renowned for its strong sense of community, with a charming 16th-century church and the well-regarded Durrant Arms pub at its heart. Just three miles away, the historic town of Totnes offers a vibrant selection of independent shops, cafés, and restaurants, as well as excellent transport links, including a mainline railway station with direct services to London Paddington. The River Dart is a short distance away, providing wonderful opportunities for sailing, paddleboarding, and riverside walks, while the South Devon coastline and Dartmoor National Park are both within easy reach.

DESCRIPTION

Greys is an impressive and versatile home designed to take full advantage of its stunning outlook. Offering reverse-level accommodation, the property benefits from light-filled living spaces, generously proportioned rooms, and a wonderful sense of space. The layout provides flexibility, with four/five bedrooms, multiple reception areas, and a beautifully maintained garden with direct access to Ashprington Orchard. Combining character, practicality, and a superb setting, this is a home that perfectly balances village tranquillity with convenience.



ACCOMMODATION

The entrance hall leads to the downstairs bedroom level of two double bedrooms, both of which offer excellent space, with a family bathroom completing this part of the ground floor.

Stairs rise to the first floor, where the accommodation is arranged to make the most of the wonderful countryside views. The sitting room is a beautiful, light-filled space with dual aspects and a wood-burning stove. The adjacent dining area provides an ideal setting for entertaining, with patio doors opening onto the garden. The kitchen is a stylish and practical space, fitted with integrated appliances and generous work surfaces. A study, which could be used as a fifth bedroom, offers further flexibility, while a separate shower room adds convenience.

A charming sunroom provides a peaceful spot to relax and enjoy the surrounding scenery. Stairs down lead to the principal bedroom suite, a private and spacious retreat featuring a well-proportioned double bedroom, an en-suite shower room and a useful storage area. Stairs up from the sunroom lead to a further large double bedroom.

OUTSIDE

The gardens have been beautifully landscaped to create a wonderful outdoor space that complements the house. A generous patio provides the perfect setting for alfresco dining, while the lawned area is bordered by mature shrubs and flowers, adding colour and privacy. A summer house offers a peaceful retreat, and a rear gate leads directly to Ashprington Orchard, enhancing the sense of space and tranquillity. At the front, the property benefits from ample off-street parking and a double garage, which is fitted with solar panels to improve energy efficiency.

SERVICES

Mains electricity, water, and drainage are connected. The property is heated via an oil-fired central heating system. Solar panels on the garage roof.

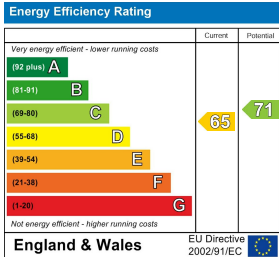
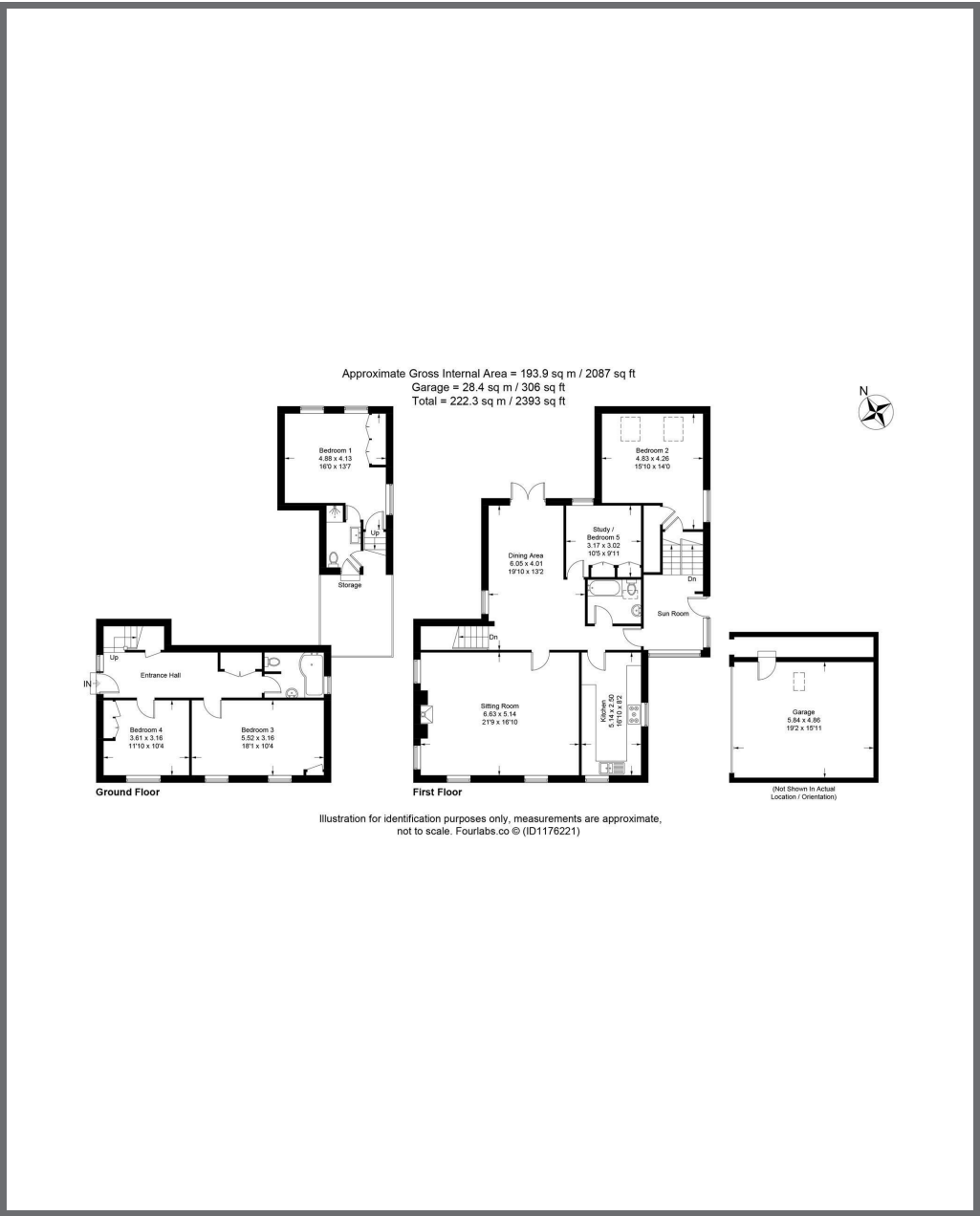
According to Ofcom, superfast broadband and limited indoor mobile coverage available. However our clients have advised that indoor coverage is good.

DIRECTIONS

From Totnes proceed south on the A381 and after ½ mile take the first left signed Tuckenhay and Ashprington. Proceed along this road and enter the village of Ashprington turning left at the memorial, where the property can be found on the right.



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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