



3, Follaton Rise











## 3, Follaton Rise

Totnes, Devon, TQ9 5FX

Torbay 10 miles; Plymouth 22 miles; Exeter 27 miles

Modern four / five-bedroom home with double garage, open-plan living, landscaped gardens, and panoramic views over Totnes and surrounding countryside

- Modern four / five-bedroom home
- High-specification accommodation
- Spacious double garage and parking
- Versatile bedrooms
- Freehold
- Panoramic urban and rural views
- Very good eco credentials
- Gym room and utility room
- Landscaped rear gardens
- Council tax band G

Guide Price £895,000

### 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)



@StagsProperty

## SITUATION

Located approximately one mile from Totnes town centre and the mainline railway station offering direct services to London, 3 Follaton Rise enjoys a prime position on the edge of one of Devon's most unique and charming market towns. Totnes, perched above the River Dart in the heart of the South Hams, is renowned as a vibrant and colourful community. As the birthplace of the Transition Town movement and celebrated in British Airways' HighLife magazine as one of the world's top ten "funky towns," Totnes effortlessly blends its cosmopolitan atmosphere with a distinct West Country charm.

The town is rich in history, boasting landmarks such as a Norman castle, an ancient Guildhall, and the North and East Gates. Its twice-weekly market and array of small independent shops emphasise ethical, fair-trade, and wholefood offerings, adding to its appeal. Totnes is also home to a well-regarded community college and offers access to alternative therapies and stunning countryside. Residents benefit from proximity to Dartmoor, the South Hams' pristine beaches, and an abundance of scenic walks. With excellent transport links, including its mainline railway station, Totnes offers a lifestyle that balances modern convenience, rich heritage, and natural beauty.

## DESCRIPTION

This contemporary four / five-bedroom residence is thoughtfully designed across three floors, blending stylish modernity with practical family living. Boasting open-plan spaces, a double garage, and multiple balconies, the home offers a wealth of lifestyle options. Expansive views across Totnes and the countryside beyond can be enjoyed from many vantage points, enhancing its appeal as a unique urban retreat.

## ACCOMMODATION

Entering the property on the ground floor, you are welcomed by a spacious entrance hall, providing access to a utility room, a gym space, and two practical storage rooms. Towards the front, a comfortable bedroom with en-suite shower room offers flexibility as a guest room or study. Internal access to the generous double garage provides convenience for secure parking and storage.







To the first floor, the open-plan kitchen, dining, and living area forms the heart of the home. The contemporary kitchen features sleek cabinetry, integrated appliances, and a central island, seamlessly connecting to the dining and living spaces. Two sets of patio doors open onto a balcony to the front, and the gardens to the rear, creating a perfect link to outdoor living whilst capturing scenic views. The living area, anchored by a wood-burning stove, creates a warm and inviting ambiance. This floor also includes a modern bathroom and a versatile room, which currently used as a cinema room, could also be a study, or additional bedroom.

On the top floor, the principal suite offers its own balcony with far-reaching views and features a high-quality en-suite bathroom. Two further bedrooms, one used as a study and the other a bedroom with en-suite, provide comfortable accommodation for family and guests.

### OUTSIDE

The front of the property includes a brick paved drive with off-road parking for several vehicles and access to the double garage.

The landscaped rear garden offers a mix of manicured lawns, decorative planting, and practical outdoor living spaces. A large patio area provides room for outdoor dining, while a summer house offers additional versatility as a home office, studio, or retreat. A covered pergola seating area, featuring a wooden deck, and decorative lighting, creates a perfect spot for evening relaxation or entertaining guests. Surrounded by lush climbing plants and thoughtfully positioned greenery, this secluded nook offers both charm and privacy.

### SERVICES

All mains services connected. Gas fired central heating. Ofcom advises that there is limited mobile reception and ultrafast broadband available to the property.

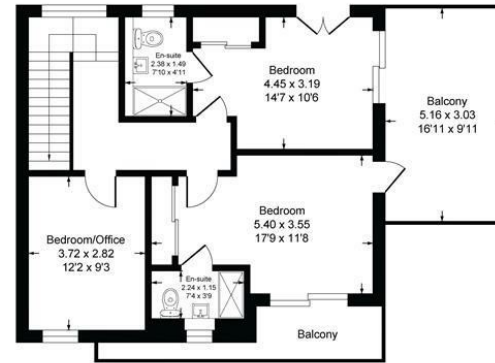
### DIRECTIONS

From Totnes, continue along the Plymouth road and turn left by the South Hams District Offices and immediately right into Follaton Rise. Continue up the Follaton Rise and bear left where No.3 can be found on the right.

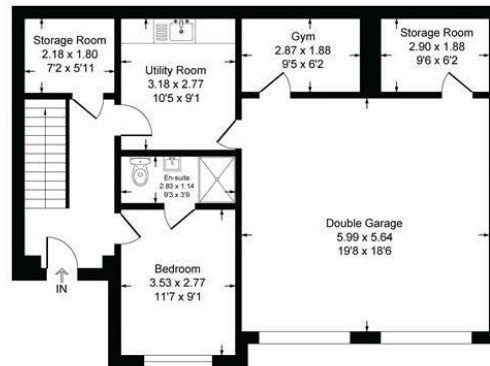


### 3 Follaton Rise, Totnes, TQ9 5FX

Approximate Gross Internal Floor Area = 221.0 sq m / 2379 sq ft



Second Floor



Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







