



Rosabelle



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Plymouth Road, Totnes, Devon, TQ9 5PH

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

Elegant Georgian residence with spacious interiors, landscaped courtyard and ample parking in Totnes town centre

- Georgian home dating from 1836
- Over 3,750 sq ft of flexible accommodation
- Impressive reception rooms with high ceilings
- Six double bedrooms
- Stylish modern kitchen
- Landscaped gardens and private driveway
- Prime Totnes location
- Scope for annexe or multigenerational living
- Freehold
- Council tax band G

Guide Price £985,000

SITUATION

The property enjoys a prominent position in the heart of Totnes, just a short walk from the town's vibrant high street and wide range of amenities. Totnes is a lively and historic market town, known for its character, independent shops, cafés, galleries, and strong community spirit. Its rich cultural and architectural heritage is evident throughout the town.

Totnes is also well connected, with a mainline railway station offering direct services to London Paddington and the A38 just six miles away, linking to Exeter, Plymouth, and beyond. This combination of convenience, lifestyle, and stunning surroundings makes Totnes one of the South West's most sought-after locations.

DESCRIPTION

Rosabelle is a striking example of Georgian architecture, showcasing classical symmetry, tall sash windows, and elegant internal detailing. Extending to over 3,750 sq ft, the accommodation offers exceptional flexibility—perfect for family living, entertaining, or multigenerational living.

The generous reception spaces are a particular highlight, combining elegant period features with bold, characterful design. Large sash windows fill the rooms with light, while ornate fireplaces, intricate ceiling mouldings and decorative cornices add a sense of refined heritage. The quiet room and formal dining area offer more intimate spaces for reading or relaxed dinners, while the heart of the home lies in the expansive kitchen, which connects directly to the internal courtyard, ideal for alfresco dining and entertaining.



ACCOMMODATION

The entrance hall leads to an impressive dual aspect reception room, rich in period detail with a feature fireplace and deep skirtings. A wide opening links through to a second sitting area, which could easily serve as a library, music room or snug. Adjacent lies the formal dining room, opening into a separate quiet room, perfect for reflection or reading.

The bespoke kitchen is a statement in style, with a part-exposed stone wall, modern finishes and ample space for dining and entertaining. French doors open onto a central courtyard garden, giving the room a wonderful indoor-outdoor flow. A useful utility room and ground-floor cloakroom complete the main living space.

A ground-floor bedroom with en suite shower room provides excellent guest or annexe accommodation, ideal for visiting family or those requiring ground-floor living.

Upstairs, the first floor offers four well-proportioned bedrooms, a large family bathroom, and a separate second bathroom. The principal bedroom is particularly generous, enjoying a dual-aspect outlook over Totnes and beyond. The current configuration includes two family bathrooms; however, a purchaser may wish to reinstate the former layout, where one of the bathrooms served as an en suite and the adjacent room functioned as a dressing room—providing the possibility of five bedrooms, three of which would have en suite facilities.

A further staircase leads to the top floor, where a private suite enjoys peace and privacy, its own en suite shower room, and outstanding views across the town and surrounding countryside.

OUTSIDE

Rosabelle is approached through a gated entrance, with a sweeping driveway providing parking for multiple vehicles and access to an integrated garage.

The property wraps around a charming courtyard garden, laid with artificial lawn and enclosed by historic stone walls for privacy. The courtyard is accessible from both the main home and annexe wing, making it a wonderful entertaining or relaxation space.

To one side of the house is a small enclosed garden with a garden shed, while to the other side, a charming walled courtyard provides an inviting outdoor space. Laid with artificial lawn for easy maintenance, the courtyard enjoys a sunny aspect and a sense of privacy, making it an ideal spot for relaxing or entertaining. Mature planting adds colour and texture, and a gate leads directly to the front drive.

SERVICES

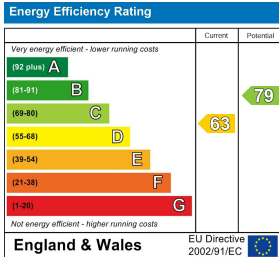
All mains services connected. Gas fired central heating. According to Ofcom, ultrafast broadband and likely mobile coverage available.

DIRECTIONS

On leaving Stags office, proceed up Fore Street and pass under the arch onto the High Street. Continue through The Narrows and turn right onto Plymouth Road. Rosabelle will be found 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.



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