



---

Deepdene





A38 4.5 miles; Plymouth 22 miles; Exeter 28 miles

---

## A bright and versatile detached Art Deco home in a secluded Dartington setting, with spacious gardens and parking

---

- Secluded Dartington village location
- Spacious detached Art Deco house
- Four bedrooms plus loft room
- Two bright reception rooms
- Kitchen with utility and pantry
- Mature gardens with lawns and patio
- Private driveway and ample parking
- Easy access to major transport links
- Freehold
- Council tax band F

Guide Price £750,000



### SITUATION

Dartington is a thriving village known for its vibrant community, popular primary school, excellent post office and village store, and the renowned Dartington Hall Estate with its cultural attractions and events.

A village highlight is The Cott Inn, a charming thatched pub dating back to 1307. Regularly recognised among the best pubs in the UK, it was named Greene King Pub of the Year and Pub Garden of the Year in 2024. The Cott Inn is much loved for its award-winning food, pub garden and cosy atmosphere.

The historic town of Totnes is a short distance away, offering a wide range of shops, restaurants, schools, and a mainline railway station with direct trains to London Paddington. The A38 Devon Expressway is about 4 miles away, providing easy access to Exeter, Plymouth, and the M5.

### DESCRIPTION

Deepdene is an exceptional detached home enjoying a wonderfully private setting at the end of a no-through lane in Dartington, one of South Devon's most desirable villages. This bright and spacious Art Deco house offers an appealing blend of period character and contemporary comfort, with generous living spaces perfect for entertaining or family life. With flexible accommodation across three floors, lovely gardens, and ample parking, Deepdene represents a rare opportunity in a prime location just moments from Totnes.

### ACCOMMODATION

Approached via a private drive with ample parking, steps lead down to an inviting front patio and porch. The entrance hall features attractive parquet flooring and flows into the heart of the home. The well-appointed kitchen/breakfast room is complemented by a practical utility room and pantry, and

seamlessly connects to a versatile dining room with patio doors opening to the garden —ideal for gatherings and indoor-outdoor living. There are two elegant reception rooms: a spacious sitting room with a triple aspect, and a bright living room with double doors to the garden and a cosy wood burner, both providing wonderful settings for relaxation and entertaining.

On the first floor, the generous landing leads to four comfortable bedrooms and a family bathroom with a separate WC, all benefiting from leafy outlooks and plenty of natural light. The second floor offers a large converted loft room with Velux windows and eaves storage, providing superb flexibility as a studio, office, or guest suite.

### OUTSIDE

The property is approached by a private driveway providing extensive parking.

The gardens at Deepdene are predominantly laid to lawn and enjoy a high degree of privacy, framed by mature shrubs and colourful flower borders. Multiple patio areas create perfect spaces for al fresco dining or relaxing in the sun, while the grounds offer ample scope for keen gardeners and families alike.

### SERVICES

Mains electricity, water, and drainage. Gas fired central heating. According to Ofcom superfast broadband and likely mobile coverage available.

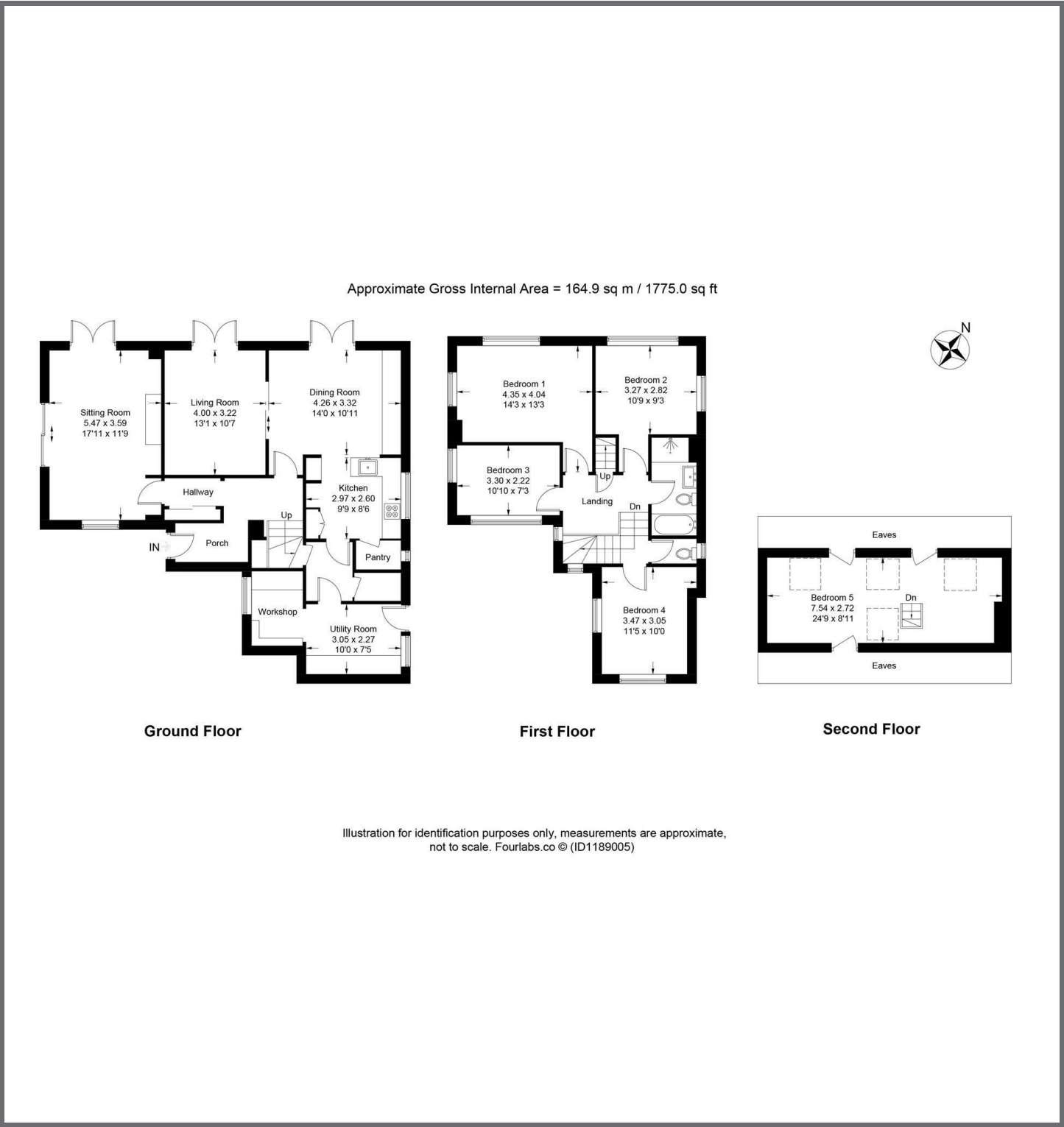
### DIRECTIONS

From Totnes take the A385 signposted Dartington. At the Shimmers Bridge roundabout take the first exit onto Cott Road. Continue along this road to the top and just before the Cott Inn turn right. Continue on this lane and turn right again onto the private drive where the parking for the property is at the end of the drive.

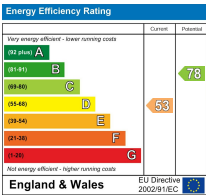








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk