



Highfield





# Highfield

Culver Lane, Rattery, South Brent, TQ10 9LJ

A38 1 mile; Totnes 4 miles; Plymouth 20 miles; Exeter 28 miles

A beautifully renovated home with landscaped gardens, outbuildings, and a striking oak-framed extension, nestled in a peaceful Rattery setting

- Four-bedroom detached home
- Dean Forge wood burner
- Renovated throughout by current owners
- Multiple outbuildings
- Freehold
- Oak-framed extension by Carpenter Oak
- All three ground floor bedrooms en suite
- Fully landscaped gardens (c0.56 acres)
- Easy access to major transport links
- Council tax band D

Guide Price £850,000

### SITUATION

Rattery is one of Devon's oldest villages and is situated within reach of Dartmoor National Park and providing easy access to the A38. Within Rattery is the highly popular Church House Inn gastro pub, together with a vibrant village hall which hosts a wide variety of events. The nearby popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community.

The bustling Medieval market town of Totnes is approximately 5 miles away and has a wider range of facilities which include a secondary school, a leisure centre/swimming pool, a unique High Street with many individual shops and boating opportunities on the River Dart.

### DESCRIPTION

Highfield is an exceptional and immaculately presented home, occupying a wonderfully private position on the edge of the sought-after village of Rattery. The current owners have transformed the property with a comprehensive renovation, including the creation of stunning landscaped gardens and the addition of a bespoke Carpenter Oak extension. With spacious and versatile accommodation extending to around 1,749 sq ft, this property blends country charm with modern craftsmanship, including a Dean Forge wood burner, beautifully finished interiors, and a selection of useful outbuildings.





## ACCOMMODATION

The heart of the home is the superb sitting room within the oak-framed extension created by Carpenter Oak, which features floor-to-ceiling glazing that floods the space with natural light and opens onto the garden and decked terrace—perfect for indoor-outdoor living. This impressive room also includes exposed beams, a vaulted ceiling, and a contemporary Dean Forge wood burner set against a slate hearth.

The kitchen is well-fitted with ample storage, an Esse range cooker, and enjoys a natural connection to the rest of the home. Planning permission to extend the kitchen has been implemented, offering scope for a larger open-plan layout if desired. A practical utility room and stylish shower room are located nearby. There are three ground floor bedrooms, each with its own en suite, providing privacy and comfort for family and guests alike. The principal bedroom is particularly well appointed, benefiting from a generous dressing room in addition to a spacious en suite bathroom.

A fourth bedroom is located on the first floor, enjoying views over the gardens and eaves storage, making it ideal as a guest room, home office, or studio.

## OUTSIDE

The property is approached via a gravelled driveway offering ample parking and access to a carport. The gardens, which have been extensively landscaped by the current owners and extend to approximately 0.56 acres, offer a wonderful mix of lawned areas, mature trees, planting beds, and well-structured paths and seating areas. A large decked terrace outside the sitting room is perfect for entertaining, overlooking a beautifully planted garden filled with seasonal colour and interest.

There are several useful outbuildings including a shed, store, wood store, and a charming detached timber building with scope for studio or workshop use, subject to any necessary consents.

## SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating. Ofcom advises that there is limited mobile coverage by some major providers, and standard broadband available to the property.

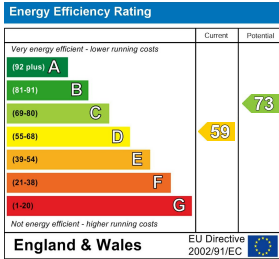
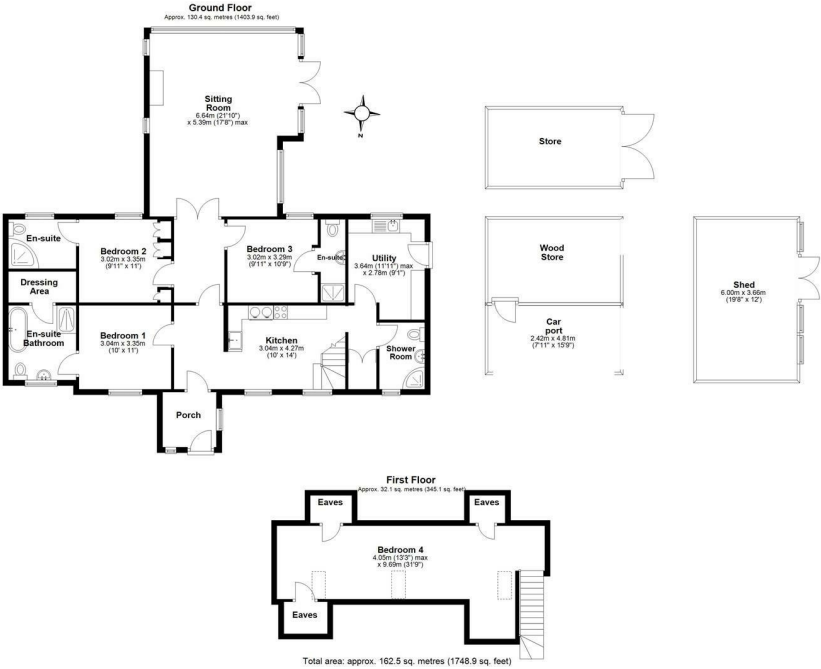
## DIRECTIONS

From Totnes, head west on the A385 towards Dartington and continue through Dartington to the Marley Head roundabout. Take the third exit signposted Rattery. Continue along Culver Lane and Highfield will be found on the left after approximately half a mile.





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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