



The Hermitage







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Ashprington, Totnes, TQ9 7UL

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

Charming Georgian residence with landscaped gardens, garage, and exceptional village and countryside views

- No onward chain
- Elegant Georgian proportions and features
- Far-reaching countryside views
- Total floor area approx. 2,105 sq. ft
- Freehold
- Five bedrooms, three bath/shower rooms
- Level and easy to maintain garden
- Garage and private parking
- Easy reach to Totnes at A38
- Council tax band: E

Guide Price £985,000

Stags Totnes

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SITUATION

Nestled in the picturesque village of Ashprington, The Hermitage enjoys an enviable position surrounded by rolling South Devon countryside. The village is renowned for its strong sense of community, with a charming 13th-century church and the well-regarded Durant 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

The Hermitage is a period Gentleman's Residence built in the early 1800's. This handsome period home has been lovingly owned for the last 28 years and extended over time, including the acquisition of an additional parcel of land in 1999 to extend the garden and a superb loft conversion 18 years ago. The house was extensively renovated in the mid-1990s including reroofing and rewiring.

The property combines timeless architectural elegance with modern comfort, generous living space, and glorious views over the surrounding countryside. Set within beautifully landscaped, level, easy to maintain garden and with the benefit of a garage and private parking, The Hermitage offers a rare opportunity to acquire a property of genuine character in a prime village setting just three miles from Totnes.

ACCOMMODATION

From the gravelled driveway and sheltered entrance, the front door opens into a welcoming entrance hall with slate flooring and stairs rising to the upper floors. A door opens to a bright and spacious sitting room, stretching over 26 feet in length, featuring high ceilings, fireplace with wood-burning stove, and dual aspect windows including two sets of French doors opening to the garden.

The kitchen/dining room is positioned at the rear of the house and is well appointed with light oak dresser and cabinetry, a large range cooker and tiled floors. It opens into a galley kitchen and connects through French windows to a small courtyard.

A study or snug overlooking the courtyard sits adjacent to the entrance hall. This opens onto the back hall for coats and shoes together with the security panel and a door to the shower room/utility housing the washer and drier.





On the first floor, the impressive principal bedroom sits at the front of the house and enjoys superb views over the village. There are two further double bedrooms and a large single on this level with a family bathroom with separate shower enclosure and separate guest WC.

The second floor, converted 18 years ago, is home to a most impressive fifth bedroom with a feature arched window framing uninterrupted countryside views. This space is flooded with natural light and includes its own en-suite and dressing area, creating a luxurious principal suite or a fabulous guest floor.

OUTSIDE

The relatively compact and level gardens at The Hermitage have been beautifully landscaped to create a peaceful and private setting, with a variety of seating areas positioned to enjoy the sun at different times of day. A stone pathway leads from the gravel parking area to the front door and continues around to the front and side gardens, all thoughtfully planted with mature shrubs, flowering borders, and established trees.

There is also pedestrian access from the main road through Ashprington, providing convenient entry to the property. To the front, a sheltered area houses a private hot tub — a perfect spot to relax and enjoy the evening sun in complete privacy. The combination of carefully designed planting and natural boundaries gives the garden a wonderfully secluded feel while remaining light and open.

SERVICES

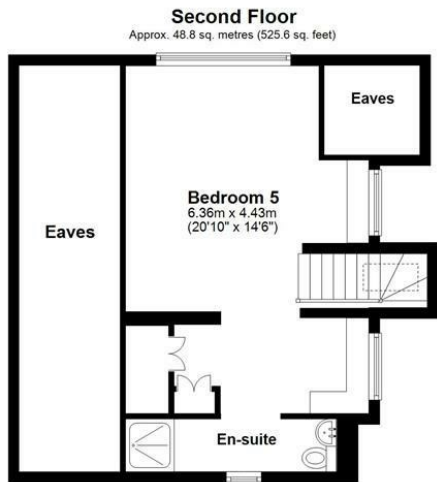
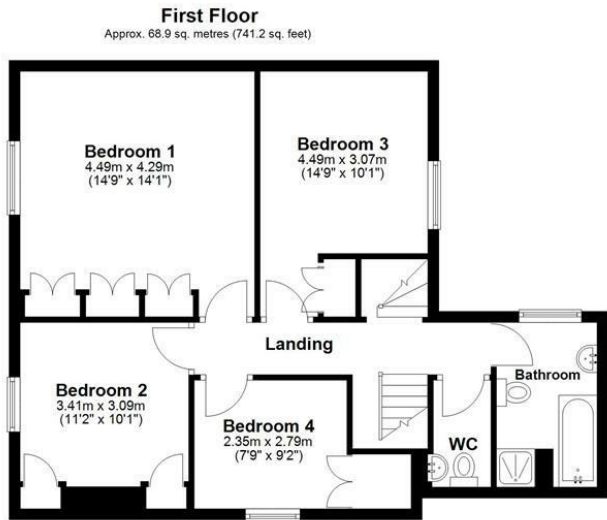
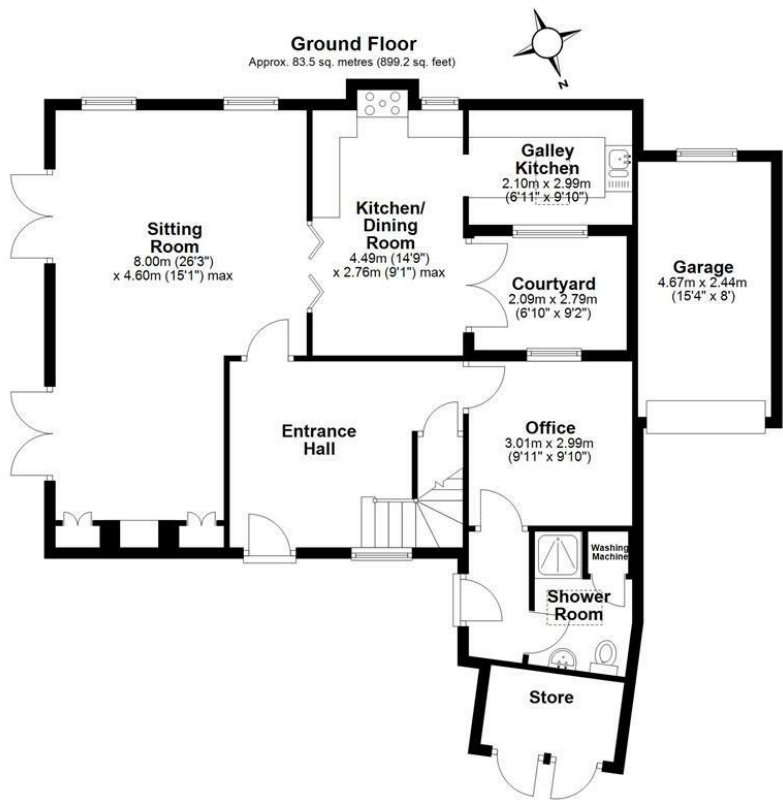
All mains services connected. Oil fired central heating. According to Ofcom, superfast broadband and limited indoor mobile coverage available. However, our clients have advised that Wi-Fi calling works exceptionally well.

DIRECTIONS

From Totnes continue into Ashprington taking the righthand turn at the war memorial and passing the pub on the left-hand side. Continue through the village for approximately 150 meters and the entrance to the shared drive can be found on your right. Turn left and the parking area is on the left.



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.



Total area: approx. 201.2 sq. metres (2166.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



