



Blagdon House Country Cottages







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Blagdon, Paignton, Devon, TQ3 3YE

Totnes 3.8 miles Exeter 25.8 miles Torquay Marina 5.6 miles

Blagdon House Country Cottages is an incredibly well presented substantial home with 5 beautiful holiday cottages within the peaceful hamlet of Blagdon, just a short drive from the coast. Combining character, comfort, and modern convenience, the cottages share access to well-maintained grounds and a solar-heated outdoor swimming pool, creating an ideal setting for relaxing breaks all year round.

- Luxury Holiday Cottages
- Swimming Pool
- Versatile Workshop & Studio
- Short Drive To The Coast
- Substantial Main House
- Grounds & Gardens
- Close To The English Riviera
- Ideal Multi Generational Living



Guide Price £2,000,000

Stags Totnes

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

01803 865454 | totnes@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



Situation

Blagdon House Country Cottages are idyllically situated in the peaceful South Devon countryside near Paignton. Set within a rural setting surrounded by rolling fields, the house and cottages offer a tranquil retreat while remaining conveniently close to the beaches and attractions of the English Riviera. The location strikes a perfect balance between seclusion and accessibility, with easy access to Totnes, Dartmouth, and Dartmoor National Park, making it an ideal base for exploring the wider South Hams and Torbay area

Main House

A striking example of sophisticated country living, this residence exudes contemporary elegance throughout, offering a seamless blend of grand proportions and luxurious modern finishes. With thoughtfully curated spaces designed for both relaxed family living and impressive entertaining.

The ground floor unfolds through a stunning entrance hall, where the sense of space and grandeur is immediately apparent, setting the tone for the rest of the property. Off the hallway, the heart of the home reveals itself in the form of an expansive kitchen/dining room. The kitchen is defined by, sleek, contemporary fixtures and premium appliances which are thoughtfully arranged around a striking dining area, extending through French doors onto a sophisticated, sun-soaked terrace, creating a flawless transition between indoor and outdoor living.

From the kitchen, the space flows elegantly into the sitting room - a beautifully appointed area that exudes warmth and sophistication, ideal for entertaining or relaxed family evenings. This remarkable ground floor layout is both visually stunning and exceptionally functional, creating an idyllic environment for modern living.

Through the hallway is a family room, an ideal space for informal relaxation benefitting from large windows and also utilised as a cinema room with stone flooring and underfloor heating which extends into the office. The adjoining dedicated office is an ideal workspace thoughtfully positioned for privacy and focus with a single glass door with views to the gardens. Practicality is not overlooked, with two utility rooms, the large utility is utilised for the business and both are strategically placed for convenience and a well-sized store area offering ample storage solutions.

The first floor provides four generously proportioned bedrooms. The principal bedroom is a spacious and serene retreat, offering a calm and inviting atmosphere with its generous proportions and well-considered design. It is complemented by a well-appointed ensuite bathroom.

The three additional bedrooms are equally well-proportioned, each thoughtfully designed to maximize space and natural light. Ideal for family or guests, they share a stylish family bathroom featuring modern fixtures and a clean, contemporary aesthetic.

This exceptional residence provides contemporary design and sophisticated living, offering a remarkable combination of space, style, and fantastic presentation.

Cherry Cottage

Cherry Cottage is a spacious, attached property to the main house, which is ideal for families or groups of up to ten. The open-plan ground floor features a living area with wood burner, projector screen, surround sound, and Freeview TV, alongside a well-equipped kitchen and a dining space that opens onto an enclosed courtyard garden with seating and a barbecue with large lawned garden area ideal for family games and relaxation. Also on the ground floor is a twin bedroom and a stylish wet room with a roll-top bath, shower, and underfloor heating.

Upstairs are four further bedrooms: two with kingsize beds, one with twin beds, and one with zip-and-link singles that can be arranged as needed. There are also two modern shower rooms.

Cherry benefits from full residential planning permission ideal for multi generation living





Oak Cottage

Oak Cottage features a spacious open-plan kitchen/diner on the ground floor, with two well-proportioned bedrooms and a family bathroom on the first floor, offering a practical and comfortable layout.

Ivy Cottage

Ivy Cottage offers a spacious kitchen/diner on the ground floor, with two bedrooms and a family bathroom on the first floor

Dandelion Cottage

Dandelion Cottage is a three bedroom cottage combining modern amenities and rustic charm with its versatile Kitchen/Diner comfortable bedrooms, and ample storage, blending style and comfort.

Bramble Cottage

Bramble Cottage features an open-plan kitchen/sitting room on the ground floor, with two bedrooms and a bathroom on the first floor, offering a compact yet functional layout.

Outbuildings

There is a practical laundry room with coin operated machines for guests and relaxing sauna alongside a workshop with mezzanine and additional bike store.

The detached workshop and studio in the garden presents an exceptional opportunity to create a dynamic space tailored to your needs. The studio/workshop is a substantial, well-lit area, ideal for a creative studio, home office, or hobby space. With ample room for equipment and workstations, it offers the perfect environment for artistic pursuits, crafting, or even a home business.

Outside

The grounds and gardens of Blagdon House are a key feature totalling 2.5 acres. The approach is via wide gravelled driveway with ample parking, flanked by well-kept hedging and a central lawn that frames the house attractively. Wisteria climbs the front elevation, adding seasonal colour, while mature trees and borders provide a sense of seclusion and countryside tranquillity.

A key highlight of the grounds is the outdoor swimming pool, heated via air-source heat pump and discreetly positioned within the gardens. Surrounded by landscaped areas, the pool is an inviting retreat during warmer months and adds significantly to the lifestyle appeal of the property.

Additional garden features include a mix of lawned areas, a beautiful sheltered stone-walled terrace off the main house kitchen, the gardens offer a variety of spaces for relaxation, dining, and entertaining. At the top of gardens is a paddock area creating endless opportunity for further business ventures.

Services

The property is connected to mains electricity, mains gas, mains water (metered), and a private sewage treatment plant installed in 2013, which complies with the General Binding Rules (2020). Heating is provided by a mains gas central heating system, supplemented by three wood-burning stoves across the property.

The property also benefits from two lots of solar panels with a feed-in tariff in place at the first tier & contracted to run till 2037. Fibre broadband with speeds of up to 300 Mbps. An electric vehicle charging point is installed on-site, ensuring readiness for modern transportation needs.

Directions

From Totnes: Follow the A381 towards Paignton for approximately 5 miles. After Collaton St Mary, turn left onto Blagdon Road and continue for half a mile. Turn right onto Blagdon Lane and Blagdon House will be on your left. Sat Nav: TQ3 3YE. What three words ///sector.daisy.radio



Approximate Area = 3254 sq ft / 302.2 sq m
 Outbuilding = 437 sq ft / 40.5 sq m
 Total = 3691 sq ft / 342.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1294342



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



