



7 The Village







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North Huish, South Brent, Devon, TQ10 9NH

A38 2 miles; South Brent 2.5 miles; Totnes 8 miles

A beautifully presented period home with charming living space, landscaped gardens, and 4.18 acres of pasture with stables, set in a peaceful South Devon village

- Three bedrooms, two reception rooms
- Landscaped gardens and private terrace
- Detached stables with tack room
- Ideal for equestrian or hobby use
- Freehold
- Spacious kitchen with garden views
- Period features and woodburning stove
- 4.18 acres of pasture and copse
- Quiet village with A38 nearby
- Council tax band E

Guide Price £795,000

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SITUATION

North Huish is a traditional rural village situated within the renowned South Devon National Landscape. The neighbouring village of Avonwick is just a mile away, offering a village shop, pub, and church, while the vibrant town of South Brent is approximately 2½ miles to the north, providing a wide range of amenities including shops, primary school, health centre, and recreational facilities.

Totnes, around 8 miles away, offers an eclectic mix of independent shops, cafes, and galleries, along with a mainline railway station providing direct services to London in around three hours.

The A38 Devon Expressway is conveniently located just 2 miles away, providing swift access to Plymouth, Exeter and the wider road network.

DESCRIPTION

7, The Village is a charming and spacious period home, quietly situated in the heart of the picturesque friendly village of North Huish with views both up to the Saxon Church and deep into the valley. Set within the South Devon National Landscape, the house enjoys a beautifully slightly set back elevated position with countryside views and easy access to the A38.

The accommodation is full of character and offers excellent flexibility, featuring three generous double bedrooms, a walk-through dressing room/study, large downstairs wet-room and laundry space, two reception rooms and a large kitchen/dining room with access to a boot room and utility. The current layout lends itself to vibrant family life or those seeking space to work from home, all wrapped in the warmth of traditional materials, exposed stonework and bespoke features.

The gardens are planted with year round shrubs and seasonal plants creating a rich patina of colour and scent, with a gently sloping lawn, Victorian stone walls, well-stocked borders of lush grasses and ferns, and a private terrace ideal for al fresco dining with long views. A one minute walk from the house up a beautiful leafy lane, is a superb equestrian setup with timber stables and paddocks, perfect for horses, livestock, or hobby farming and leisure space often used to entertain in summer months, providing an easily accessible beautiful and practical setting but benefitting from slight separation to the main house.

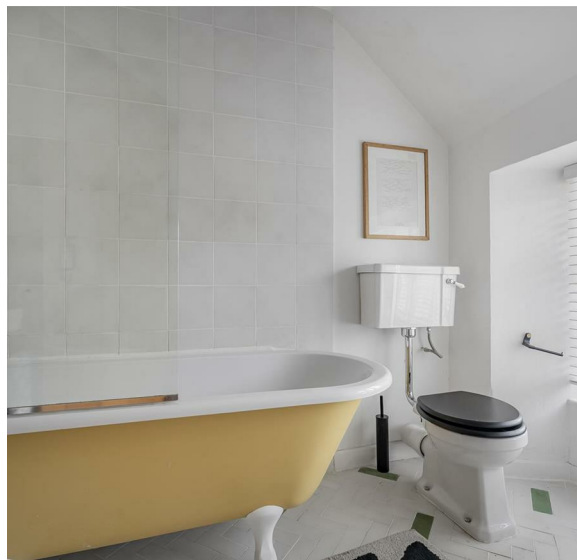
ACCOMMODATION

A storm porch leads to the entrance hall with tiled flooring and access to the reception rooms. The living room has been floored with specially sourced vintage parquet flooring complimenting a large original stone fireplace, while the adjoining music room/occasional guest room enjoys garden views and is adjacent to the kitchen.

The kitchen/dining room is spacious and full of natural light, with triple aspect windows, a refurbished Rayburn range, tiled flooring and is perfect for family entertaining and the heart of the home. A boot room opens out to the gravelled secluded terrace and garden. The rear of the house enjoys a further study/reading room next to a large downstairs wet-room and laundry room.

Upstairs, the generous sized principal bedroom enjoys triple aspect views with bespoke shutters and connects through an office/dressing room/baby room. There are two further double bedrooms, a family bathroom, and a generous split landing, all filled with natural light and character features such as newly vaulted ceilings and exposed boards.





OUTSIDE

The gardens wrap around the house, including a front cottage-style planted garden with abundant planting, leading up to the main door and a private stone-walled patio with lovely views, ideal for entertaining. The rear lawn is planted with mature shrubs and trees, and a secluded plateau at the top of the garden offers a peaceful retreat for morning coffee, with enough space for a summerhouse or an extra home office overlooking the ancient hills.

A single parking space is included via a rented arrangement (transferable). Approximately 90 metres from the house is the property's own land and stable yard.

LAND AND STABLES

The land and stables at The Laurels offer an exceptional lifestyle opportunity in the South Devon National Landscape. Extending to approximately 4.18 acres, the gently sloping pasture is arranged into five enclosures with post and rail fencing, mature hedgerows, and substantial internal gates, ideal for rotating grazing or creating separate paddocks. Native wildflowers have been re-introduced to the meadow and the copse area.

The timber stable block is set on a concrete base and included three loose boxes and a tack room, along with a covered feed area and extensive hardstanding for parking trailers, vehicles or horseboxes. A copse area provides natural shade and wildlife interest, a raised platform area looking into a deep valley with the potential for an allotment or secluded retreat

The yard is secure, accessed via a double-gated entrance onto a quiet lane, and benefits from mains electricity and its own private borehole water supply, making it well-suited for year-round equestrian or smallholding use. There is an adequate covered shelter area for a quad or bikes.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating. Private borehole water to the stables. Multi-fuel Rayburn.

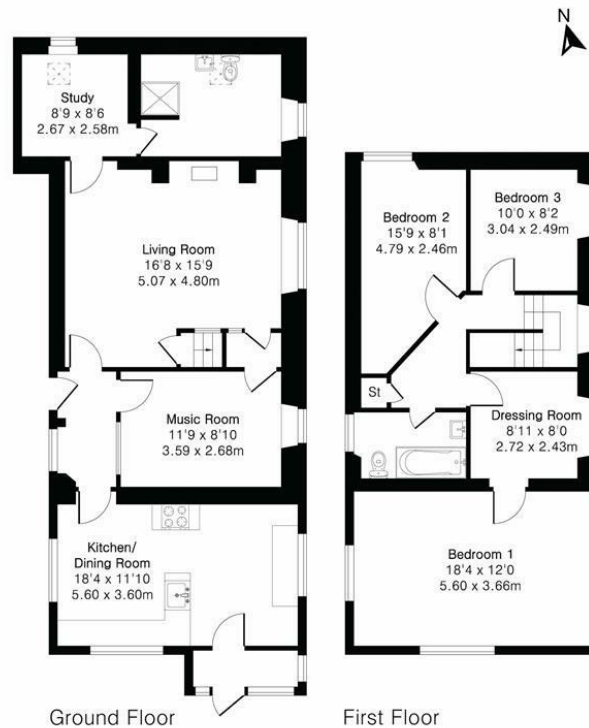
DIRECTIONS

From the A38 at Marley Head, follow signs towards South Brent. Pass through South Brent and take the left towards Avonwick. In Avonwick, turn right towards Ugborough and immediately left before the village shop. Follow this lane for 1.5 miles and take the third right into North Huish. The property is found on the left as you descend into the village.

Approximate Gross Internal Area 1570 sq ft - 146 sq m

Ground Floor Area 890 sq ft – 83 sq m

First Floor Area 680 sq ft – 63 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



