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Little Rokeby





### SITUATION

Little Rokeby enjoys an enviable position in a discreet and highly convenient corner of Totnes, moments from the vibrant heart of this historic market town. Totnes is celebrated for its independent shops, thriving arts scene and weekly market, along with its easy access to the scenic River Dart and the rolling countryside beyond.

Dartmoor National Park lies to the north, with beautiful South Devon beaches to the south, creating an exceptional blend of culture, landscape and lifestyle. Mainline rail services connect from Totnes to London and the Midlands, and the A38 offers swift access to Exeter, Plymouth and the wider region.

### DESCRIPTION

Little Rokeby is an exceptionally attractive period home combining character, comfort and a picturesque setting, with beautifully composed gardens that wrap the house in seasonal colour. The interiors are light, welcoming and thoughtfully arranged, blending original features with modern enhancements. Many rooms enjoy elevated views towards the castle walls or across the countryside, reinforcing the sense of privacy and tranquillity in such a central location.

### ACCOMMODATION

The front door opens into a bright garden room, an appealing introduction to the house with outlooks over the approach. A glazed door leads into the inner hall with terracotta style tiling in the hallway and kitchen, the staircase rises to the first floor and there is useful storage along with a cloakroom. From the hall, the accommodation flows naturally through to the kitchen, a well-proportioned space.

Beyond the kitchen lies the sitting and dining room, a generous and atmospheric space enhanced by exposed stonework, beams and solid oak flooring. French doors open to the front garden, creating a strong connection between the interior and the surrounding greenery, while the room offers ample space for both seating and dining.

On the first floor, the landing benefits from natural light from a half-landing window. Bedroom 2 is dual aspect and includes built-in storage along with a discreet shower area. Bedroom 1 is notably spacious, enjoying a triple aspect with elevated views including towards the castle walls. Bedroom 3 also has built-in storage and a pleasant outlook. Serving all of the bedrooms is a family bathroom equipped for both bathing and showering.

### OUTSIDE

Little Rokeby is approached from its private parking space, where steps rise between established planting to the entrance. The whole garden lies to the front of the property and is beautifully arranged across a series of terraces, creating a distinctive and highly private setting. Gravel paths, shaped hedging and thoughtfully designed planting lead between different garden areas, including herringbone brick detailing and an arbour clothed in climbing roses.

The terraces provide a variety of sheltered and sunny seating points, framed by mature shrubs and seasonal colour. Within the grounds are a summer house/workshop and a potting shed, both discreetly positioned among the garden structure to complement the space and offer scope for hobbies or storage.

### SERVICES

Mains electricity, water and drainage. Gas-fired central heating and hot water. Gas-effect log burner in the sitting room.

### DIRECTIONS

From Totnes High Street, proceed through The Narrows and continue until reaching Collins Road on the right. Follow the road and Little Rokeby will be found on the right-hand side, where the property benefits from a private parking space.

Torbay 7 Miles | Exeter 26 Miles | Plymouth 24 Miles

A charming detached period home with exquisite terraced gardens, views towards the castle grounds and private parking, quietly tucked away in a sought-after central setting

- Attractive detached period home
- Quiet, secluded central Totnes location
- Beautifully arranged terraced and parterre gardens
- Well-appointed bespoke kitchen
- Character sitting room with log-effect stove
- Light and spacious double bedrooms
- Versatile outbuildings including summer house
- Private parking
- Freehold
- Council tax band C

Guide Price £600,000









Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			75
D (55-68)		63	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

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