



Kirkstone House





# Kirkstone House

Moat Hill, Totnes, Devon TQ9 5ER

A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

**A substantial three-storey detached property in a highly sought after location of Totnes**

- Substantial detached property of over 2,200sqft
- 4/5 Bedrooms
- Substantial area of off-street parking
- Council Tax Band E
- Private areas of garden
- Potential to create a separate 1 bedroom letting flat
- No onward chain
- Freehold sale

**Guide Price £795,000**

## SITUATION

Kirkstone House is only a stone's throw from the banks of the River Dart and town centre of Totnes, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. The property is situated within easy walking distance of shop, cafes, restaurants and the River Dart.

## DESCRIPTION

This detached property is well-located, just off Moat Hill, although accessed off Sharpham Drive and Orchard Terrace. The property was once the offices for the Autotrader car magazine, which was started by the owner of Autotrader in Totnes back in the mid 1980's. The property has been a home to the current vendors for about 13 years and could be adapted to create a self-contained letting flat in the lower ground floor area, or utilised as a 5th bedroom to the house. The property enjoys good views, has several garden areas and unusually for Totnes benefits from a large private parking area at the front of the property for 6+ vehicles.





## ACCOMMODATION

There is a doorway into the lower ground floor room (which could become a self contained studio flat), or the flight of steps to the side of the building which provides access onto the paved patio on the first floor level. From here a glazed door leads into the main entrance hall to the house with stairs rising to the second floor, stairs down to the lower ground floor and doors to:

The fantastic sitting room, with its lantern roof, is a very bright and airy reception room for the property. A pair of patio doors lead out into the conservatory, with a stone floor and double glazed uPVC conservatory with further patio doors, which lead out onto one of the several areas of lawned gardens. There is a doorway into a useful ground floor WC.

From the main reception hall a door leads into the study, with two large single glazed windows providing lots of light. The breakfast room is at the end of the hall with multiple windows facing the front and side of the property. There is a Morso wood burning stove on a slate hearth, a pair of patio doors leading out onto the decked area of one of the garden areas. From the breakfast room, a door leads into the fully fitted kitchen with a range of integrated appliances, including a freestanding Bosch dishwasher, the Belling mains gas-operated range with 5-ring gas burner and integrated extractor over, space for the Bosch freestanding fridge/freezer. From the kitchen there is a further pair of patio doors leading out onto the decked part of the garden.

From the hall, stairs lead up to the first floor landing, where there are a total of four bedrooms and a family bathroom. The main bedroom, which is currently used as a further study, has a pair of patio doors which lead out onto the flat roof of the sitting room below, which is paved, allowing access to walk around the lantern roof where fine views over the town towards Jubilee Road and Bridgetown Hill in the distance. The flat roof area has a balustrade, for safety, running around the periphery. Bedroom 2 (double) has a range of fitted wardrobes. Bedroom 3, currently used as a dressing room but easily a double room and bedroom 4 a single bedroom/study.

The stairs which lead down to the lower ground floor area which is currently used as Bedroom 5, with a built-in cupboard and where the fuse boards are located. Under stairs storage area and door through to the utility room with a range of fitted base and eye-level kitchen units with space and plumbing for a washing machine and tumble drier with cupboard housing the Vaillant mains gas-fired boiler. Leading off the utility room is a bathroom room with a separate bath, corner shower and vanity unit with wash hand basin and WC. This lower ground floor area could be adapted to create a self-contained studio flat using Bedroom 5 as a sitting room/bedroom and the utility room as a kitchen.

## OUTSIDE

The property benefits from several areas of level lawned gardens. The garden which leads off the breakfast room faces west, with a raised decked area with steps leading down to the parking area below and a further flight of steps leading up to a further smaller area of level lawn, where there are some great views across to the other side of Totnes. There are a number of mature trees and herbaceous borders, providing lots of privacy to the various areas of garden. The secondary area of level lawn faces east and is accessed from the conservatory/garden room or from the patio by the front door to the house. At the far end is a timber shed and a summerhouse. The private car parking area has parking for at least four to five vehicles plus an additional two under the covered carport area to the side of the house. There are two timber storage sheds set back of the parking area.

## TENURE

Freehold

## SERVICES

Mains gas fired central heating, mains water, drainage and electricity

## LOCAL AUTHORITY

South Hams District Council

## VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

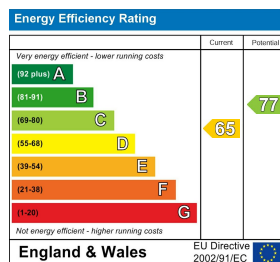
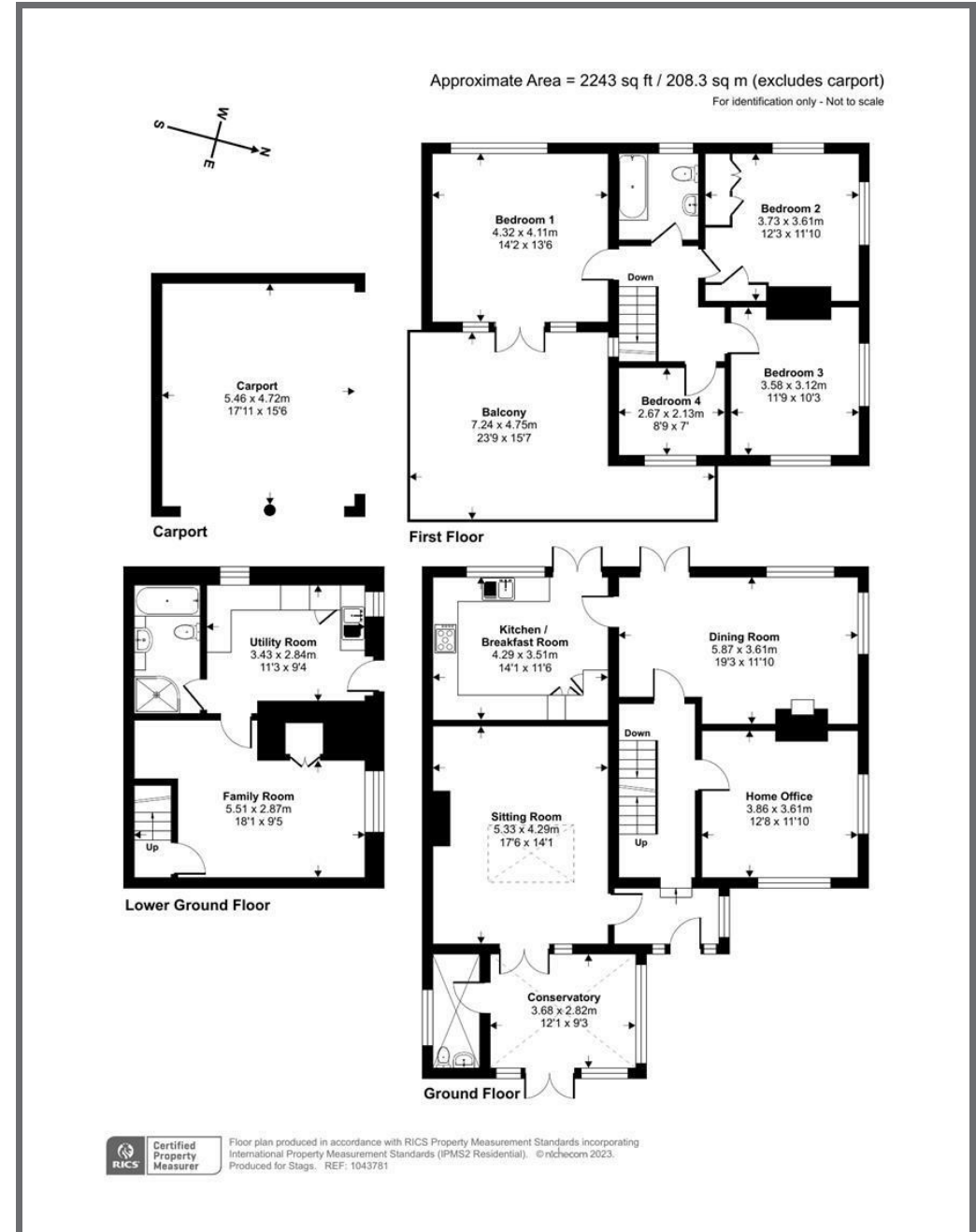
## DIRECTIONS

From the Stags Totnes office, The Granary, proceed onto Warlands Road and continue right to the end onto Sharpham Drive where you will see a hill leading up to the righthand side with a high stone wall onto Orchard Terrace. Take this right hand turn onto Orchard Terrace and immediately left into the signed parking area of Kirkstone House.





These particulars are a guide only and should not be relied upon for any purpose.



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

[totnes@stags.co.uk](mailto:totnes@stags.co.uk)

01803 865454