





Higher Turtley

Avonwick, South Brent, TQ10 9ES



A 19th century farmhouse which has numerous outbuildings and is nestled within approximately 27 acres of land. The home comes to market for the first time in 30 years, offering the acquisition of an impressive country home, which enjoys far-reaching views to the nearby countryside.



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DESCRIPTION

This impressive property is situated within easy reach of the A38 Devon Expressway (Eastbound approximately 1.5 miles away and Westbound less than 1 mile) connecting to the nearby cities of Plymouth and Exeter. The popular towns of Totnes and Ashburton are also easily accessible, and there is a mainline railway station in Totnes (approximately 8 miles away).

THE HOME

Higher Turtley is accessed along its own woodland driveway. Within the grounds stands a charming character home, boasting a beautiful stone façade with decorative red brick surrounding the wooden windows to the front and a natural slate roof. The property has been tastefully updated with the use of quality materials both inside and out.

An entrance porch leads into the home and the first reception room you enter enjoys an open fireplace with clearburn wood burning stove and original features. This open into the study / office,(previously used as a dining room), with a feature hobgrate fireplace. Both rooms have solid oaks flooring laid on modern insulation.

From the reception room, the kitchen-dining room has an array of matching wall and floor unites, with a double oven, microwave and dishwasher and solid oak worktops including a peninsula leading to the dining area. A tiled lobby with WC and a porch with far-reaching views lead to the outside. A large utility room houses a washing machine, tumble dryer and a Belfast sink. The outside door here is great if you have muddy boots or dirty paws, which you don't want to bring into the house!



The staircase in the original part of the property ascends to the first floor, where there are three double bedrooms, two of which have ornate feature fireplaces. There is a large family bathroom which also enjoys a double shower enclosure and serves these three bedrooms. The large airing cupboard also houses the eco hot water system.

A two-storey extension was added by the current vendors and thus created a pretty tiled inner hall and a sizeable bedroom with an en-suite wetroom on the ground floor. This has proved as a brilliant guest suite for when family and friends have visited. Remaining in the extended part of the

home, stairs ascend to a light and airy reception room with solid oak flooring, where the vendors find they spend much of their time throughout the day. This room enjoys a vaulted ceiling with roof windows, beautiful A-frame beams on show and far-reaching views from the floor to ceiling windows. The garden can be directly accessed from this reception room, so in the summer months with the doors open there is a wonderful outside inside feel, with lots of solar gain enjoyed from the position and southerly orientation in which this extension was thoughtfully added.



THE LAND

Higher Turtley has approximately 17 acres of agricultural land, which is mainly divided into four fields, currently let for grazing. These are each ring-fenced and have mains water supply.

Further amenity land, managed with the guidance of Devon Wildlife, includes wildflower paddock, a meadow with pond, stream, a weeping willow tree, and an orchard with a mixture of old Devon apple varieties. There are two green lanes on the property which are full of primroses and wildflowers in each season.

A natural woodland which comes to life with seasonal bluebells provides a thriving space for nature.

The current owners have planted nearly 1000 trees thus creating a further broadleaf woodland completing a woodland corridor to the neighbouring woods.

THE GARDEN & OUTSIDE

The garden of Higher Turtley is laid to lawn and enjoys beds with a variety of different plants, the creation of which is something that has been a great passion of the current owners. The vendors call the garden a “plantsman’s garden” which includes a Magnolia, an old bramley apple tree, various flowering shrubs, herbaceous plants and herbs.

There are two greenhouses and a summerhouse which boasts fabulous views towards over the rolling hills of the nearby countryside and towards Brent Hill. There is also a decked area which is accessed to and from the reception

room, which provides a great outside seating area where you can sit and enjoy the sound of birdsong.

There is ample off-road parking in front of the attractive stone barn with the possibility for the addition of an EV charging point.



OUTBUILDINGS

There are various outbuildings, including a sizeable double garage and a large, attached workshop with power connection.

The original double-storeyed stone threshing barn offers a versatile space. With the necessary permissions, it has the potential to be converted into an additional dwelling.

Another outbuilding offers further storage space and sheltered parking area, currently used as a woodstore for the wood burning stove.

Further smaller buildings, some with power, are currently used for garden equipment and storage.

AGENTS NOTES

There is a public right of way in the form of a footpath (FP28) which runs within the boundaries of Higher Turtley. It is recommended that interested parties visit the Councils interactive map to see the location of the public rights of way or otherwise we can show the location upon a viewing.

There is a 6-monthly (April to October inclusive) grazing license in place for the pasture fields which has been renewed annually. The maintenance and cutting of the hedges is on a seven- year rotation programme, organised by the current owners.

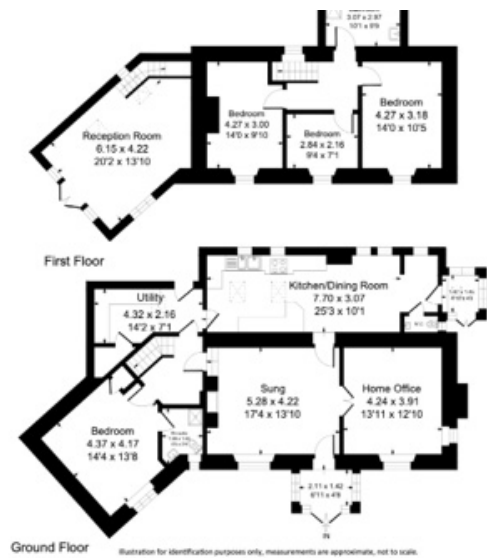
SOUTH BRENT

The moorland village of South Brent stands in the valley of the River Avon under the southern foothills of Dartmoor National Park and on the northern edge of the lovely South Hams,



fifteen miles from the centre of Plymouth. The village is one with a strong community with three churches, one of which dates back to Norman times, a primary school and a wide variety of shops. There are well-regarded community colleges at Totnes and Ivybridge, approximately eight and five miles distant respectively, and both towns offer a comprehensive range of facilities for the wider community. Some of the finest beaches on the south coast, along with the South West Coast Path, are all within easy reach. Situated just off the A38 Expressway, the village is well placed for quick access to Plymouth, Torbay and Exeter for which there are regular bus services. Rail services can be found at Ivybridge, approximately five miles distant, offering services to Plymouth, Totnes, Newton Abbot, Exeter St David's and on to Bristol, Cardiff and London.





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Approximate Gross Internal Floor Area = 198.2 sq m / 2113 sq ft
 Outbuildings Area = 278.3 sq m / 2989 sq ft
 Total Area = 476.5 sq m / 5102 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

The property is connected to mains electricity and mains water and there is a Spring and Butterwell with pump which the current owners use for watering the garden. There is private drainage to a double-sized septic tank. Storage heaters provide heating downstairs and the wood burning stove heats the upstairs radiators. Hot water is supplied via the innovative phase-change Fischer electric water heater.

COUNCIL TAX

The property is in Band D

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01364 646170.

DIRECTIONS

what3words location
 prettiest.qualify.rules

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

