



DENBURY. DEVON

THE LOWER HOUSE



A LOVELY FAMILY HOME

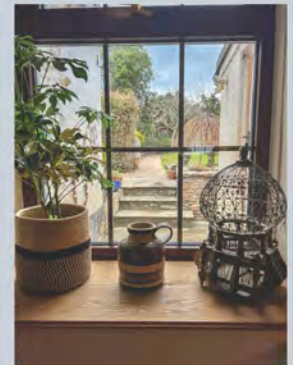
Believed to be some 200 years old, The Lower House is a lovely home nestled within this sought after village. The Lower House was renovated by the current owners when they purchased the house some 18 years ago and it has been a much-loved family home and now offers five bedrooms, two bathrooms, garage and driveway parking as well as a large garden, ideal for a growing family or as flexible living accommodation.





MAKE AN ENTRANCE

As you enter the house has beautiful period and character features - a throwback to its past. With a window to the front elevation, the light floods in and the open oak staircase is the first glimpse you see of this lovely home when you arrive inside - This is a room with feeling.





HOMELY LIVING SPACE

The heart of the home sits off the DINING HALL. This fabulous LIVING SPACE has a large open fireplace with timber lintel over as well as a window to the front elevation with window seat. A second window brings light in from the rear.

Escape from hustle and bustle of family life, enjoy the fireplace and cosy up on those winter nights.





KITCHEN DELIGHTS

A country style kitchen greets you when you enter. Deep timber worksurfaces complement the kitchen units which comprise a mixture of handmade fitted and freestanding units painted in Farrow & Ball Blue.

A large window overlooks the rear patio offering glimpses across to the garden.





AND SO TO BED

Four good size bedrooms, a family bathroom and shower room sit to the first floor.

The main BEDROOM sits to the far end of the house with views across the village. Three further double BEDROOMS sit to the both the front and rear, again with views across the garden and to the village and the rear bedroom has views to Dartmoor.

To the ground floor, BEDROOM FIVE is located, being self-contained with beautiful oak flooring, with CLOAKROOM off.





BATHROOM

The family bathroom has a charming feel with over bath shower, pedestal wash hand basin and WC. There are timber floorboards and panelling that add to the charm. A separate SHOWER ROOM sits alongside this room with sink into vanity unit and WC.





OUTDOOR SPACE

Time to explore the private garden, with raised beds, greenhouse, decked seating areas and lawned garden this space has so much to offer a family. Enjoy the views to the Downs (Denbury Hill Fort) whilst enjoying the privacy that the garden offers.

There is a beautiful apple tree and Devon bank filled with bluebells and mature plants, shrubs and trees.

The patio makes the ideal spot for entertaining and al fresco dining but the beauty of this home is that the garden gets full sun at different times of the day and has been designed to make the most of its sunny position.





ABOUT DENBURY

Denbury is a highly sought after and popular village with a public house, weekly out reach post office, primary school and Church. The market town of Newton Abbot is within easy reach, and offers a good range of facilities and amenities including local and independent shops, superstores, primary and secondary schools, hospital, leisure centre, and rail station on the London / Paddington to Plymouth main line together with dual carriageway access to Exeter and the motorway network beyond.

The open spaces of Dartmoor are within easy reach, as well as the seaside areas of Totnes, Torbay, Dartmouth, Kingsbridge and Teignmouth.



FLOOR PLANS

Ground Floor

Approx. 116.6 sq. metres (1254.8 sq. feet)



First Floor

Approx. 85.0 sq. metres (914.7 sq. feet)



Total area: approx. 201.6 sq. metres (2169.5 sq. feet)

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only





THE LITTLE DETAILS

- Detached Family Home
- Five Spacious Bedrooms
- Superb Village location
- Full of character
- Garage and Driveway
- Gardens
- Stone Outbuilding
- Freehold
- Council Tax Band E
- EPC D.

To view this property strictly by appointment
only please contact Sawdye & Harris
E - dartmoor@sawdyeandharris.co.uk
T - 01364 652652



Key Facts for Buyers

SERVICES

The property has all mains services connected and Gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



To view this property please scan the QR code above or contact us by

Email - dartmoor@sawdyeandharris.co.uk Telephone - 01364 652652

