

SAWDYE & HARRIS  
CELEBRATING 175 YEARS



BUCKFASTLEIGH, DEVON

LEAT HOUSE



**Leat House  
115 Plymouth Road  
Buckfastleigh  
Devon  
TQ11 0DB**

Embrace the unique charm of this beautiful Grade II Listed Town House, dating back to the 1800s. Behind its imposing exterior lies characterful accommodation, offering timeless elegance. This charming home blends modern inclusions with original and period features such as window shutters, doors and door surrounds, fireplaces and natural wood floors.

Veranda | Three Reception Rooms | Kitchen  
Four Bedrooms | Cloakroom | Family Bathroom | Away Garden  
Original features | Sought after central location



**THE DARTMOOR OFFICE**  
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**WWW.SAWDYEANDHARRIS.CO.UK**

## MAKING AN ENTRANCE

Set back from the street, Leat House makes an immediate impression on visitors.

The property is approached over a pedestrian footbridge, passing over a small leat with covered veranda and railing surrounds

There is space to sit out to the front and enjoy the street scene. beneath the glazed roof veranda clad with wisteria.







**“BEAUTIFUL FIREPLACES AND  
LARGE PICTURE WINDOWS  
ALLOW LIGHT TO FILTER IN  
THROUGHOUT THE DAY”**

Full length sash window with working shutters greet you on entering the SITTING ROOM. There is also a period fireplace with cast-iron grate and timber surround as well as built-in storage cupboards to either side of the fireplace. Cross the HALLWAY and you enter in to the second RECEPTION ROOM, again benefiting from stunning full height sash window with working shutters and cast-iron fireplace with marble surround. There are also wall alcoves either side of the fireplace with built-in storage cupboards and open-fronted book/display shelving.





## LIVING ROOM STYLE

*"A modern feel contrasts the traditional features as you move to the rear of the property, with an inviting designer wall providing the perfect backdrop to this elegant space"*

The rear LIVING ROOM has a window to the rear, wooden flooring and a modern, stylish fireplace with wood burning stove. Being a sociable space, ideal for entertaining, as the KITCHEN sits off.







## CULINARY DELIGHTS

The KITCHEN is fitted with white gloss fronted floor and wall units with contrasting dark blue patterned work tops. There is an integrated dishwasher, electric oven and duck egg blue AGA - which completes this space beautifully.

A back door gives access to the rear patio area and pathway which winds past the adjoining property and takes you to the garden.

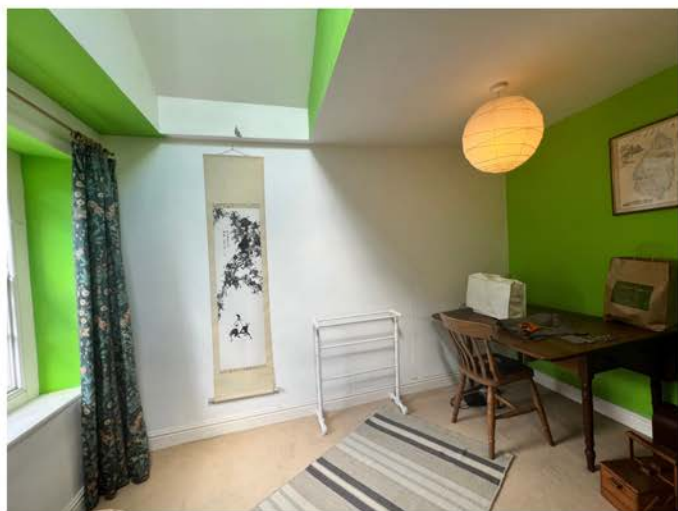




## HEAD UPSTAIRS

Four well proportioned bedrooms and a family bathroom as well as separate cloakroom are laid out to the first floor of the house.

The principal BEDROOM has built-in storage and wardrobes. Whilst the BATHROOM is fitted with a modern white suite of bath with shower end and wall mounted shower with glazed screen, pedestal wash basin and WC.





## BEAUTIFUL BEDROOMS

Two BEDROOMS sit to the rear, whilst two BEDROOMS enjoy an outlook over the front elevation. The CLOAKROOM sits off the half landing.

Head back downstairs and to the rear garden and enjoy the sun from your private sheltered garden.







## OUTDOOR SPACE

Time to explore the garden, well stocked with plants and designed with ease of maintenance.

The good sized is located behind the neighbour's property, not directly behind Leat House, and accessed by a shared path to the rear.

There is also a rear shared pedestrian access leading to Bossell Road.

There is a public car park just a short distance along Plymouth Road with annual parking permits, subject to availability.



# Floorplan



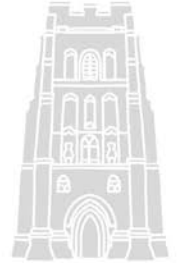
**GROUND FLOOR**



**FIRST FLOOR**

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## OUT & ABOUT IN DEVON

Buckfastleigh is situated on the edge of Dartmoor National Park and about a mile from the A38, offering easy access to both Plymouth, Exeter and the M5. This pretty little market town is home to a selection of shops, cafes and pubs. There is a medical centre, an outdoor swimming pool, a church and two primary schools. Secondary schools are situated in the nearby towns of Ashburton (about 3 miles) and Totnes (about 6 miles). Both towns offer an extensive range of independent shops and Totnes is home to a mainline railway station, providing access to London in just over 2.5 hours. The South Devon coastline and Dartmoor National Park offer miles of rugged beauty and a vast array of outdoor pursuits.



- Beautiful Grade II Listed Town House
- Four Bedrooms
- Three Reception Rooms
- Kitchen with AGA
- Private, away Garden
- Period features

Freehold  
Council Tax Band E  
EPC Exempt

 what3words : humans.departure.alive

Scan me to book a viewing or  
call 01364 652652

To view this property strictly by appointment  
only please contact us by  
E - [dartmoore@sawdyeandharris.co.uk](mailto:dartmoore@sawdyeandharris.co.uk)  
T - 01364 652652





# Key Facts for Buyers

## TENURE

Freehold

**COUNCIL TAX** - Band E

**EPC** - Exempt

## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

## BROADBAND

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 Dartmoor Office - 01364 652652 Email - [ashburton@sawdyeandharris.co.uk](mailto: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



**PLEASE NOTE:**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

**PLEASE NOTE:** Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage provider. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.