



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



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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.





Full length sash window with shutters greet you on entering the SITTING ROOM. There is a period fireplace with cast-iron grate and timber surround and 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 shutters and cast-iron fireplace with marble surround. There are wall alcoves either side with built-in storage cupboards and open-fronted book/display shelving.



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 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.

LIVING ROOM STYLE



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.

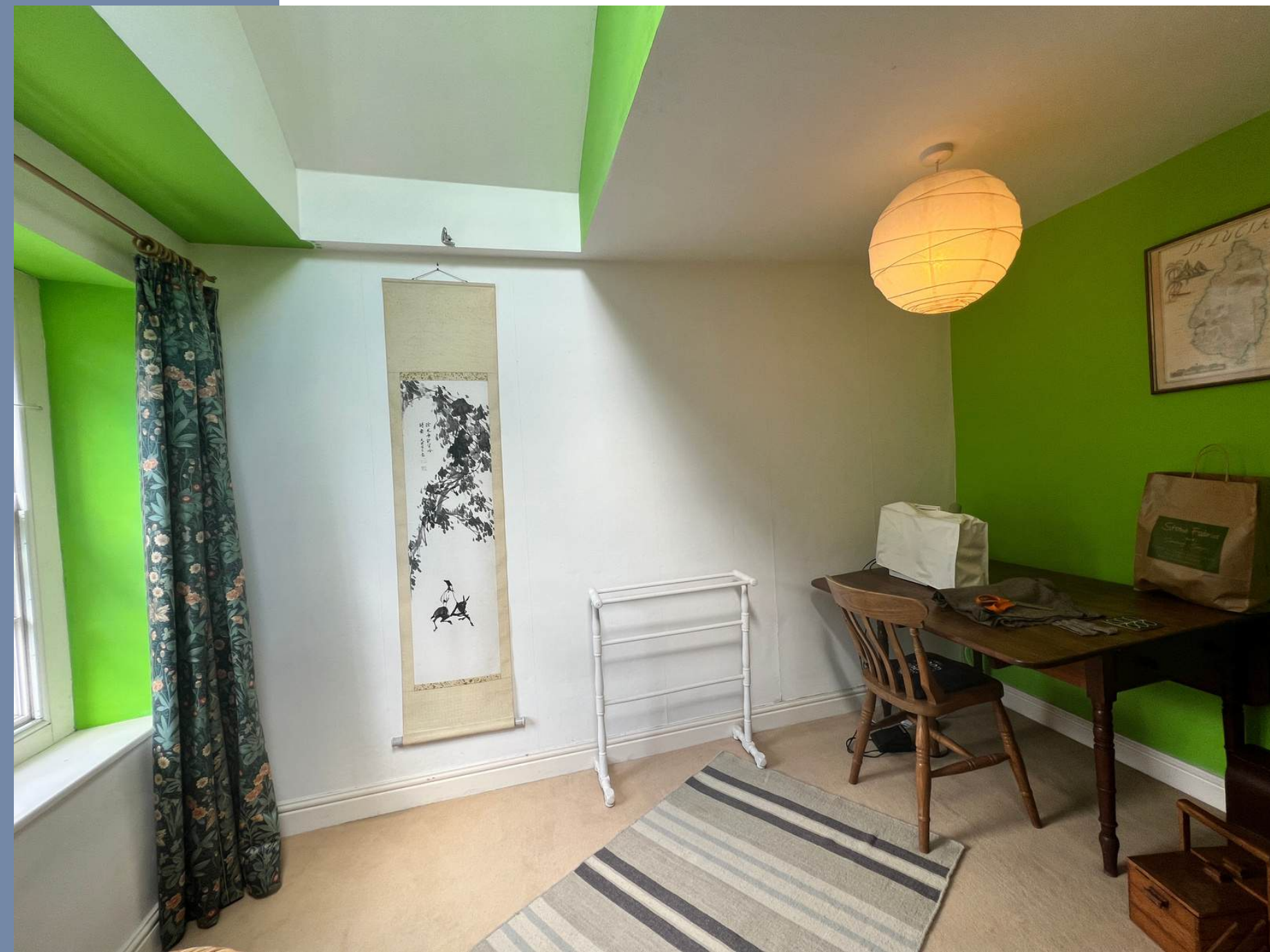
A back door gives access to the rear patio area and pathway which winds past the adjoining property and takes you to the garden.





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, a window to the front elevation allows natural light to pour into the space.

The second bedroom is also positioned to the front of the property and features a window to the front elevation.



Bedrooms 3 and 4 which are both versatile spaces, perfect for working from home or storage, are positioned to the rear.





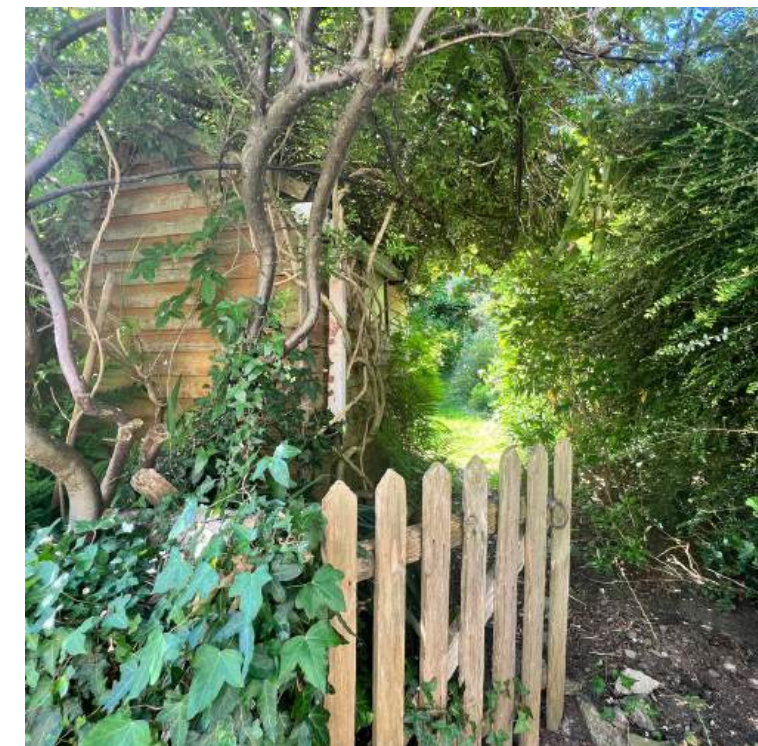
The BATHROOM, located to the rear, is fitted with a modern white suite of bath with shower end and wall mounted shower with glazed screen, pedestal wash basin and WC. There is also a cloakroom located at the top of the staircase, complete with low level W/C and wash basin.



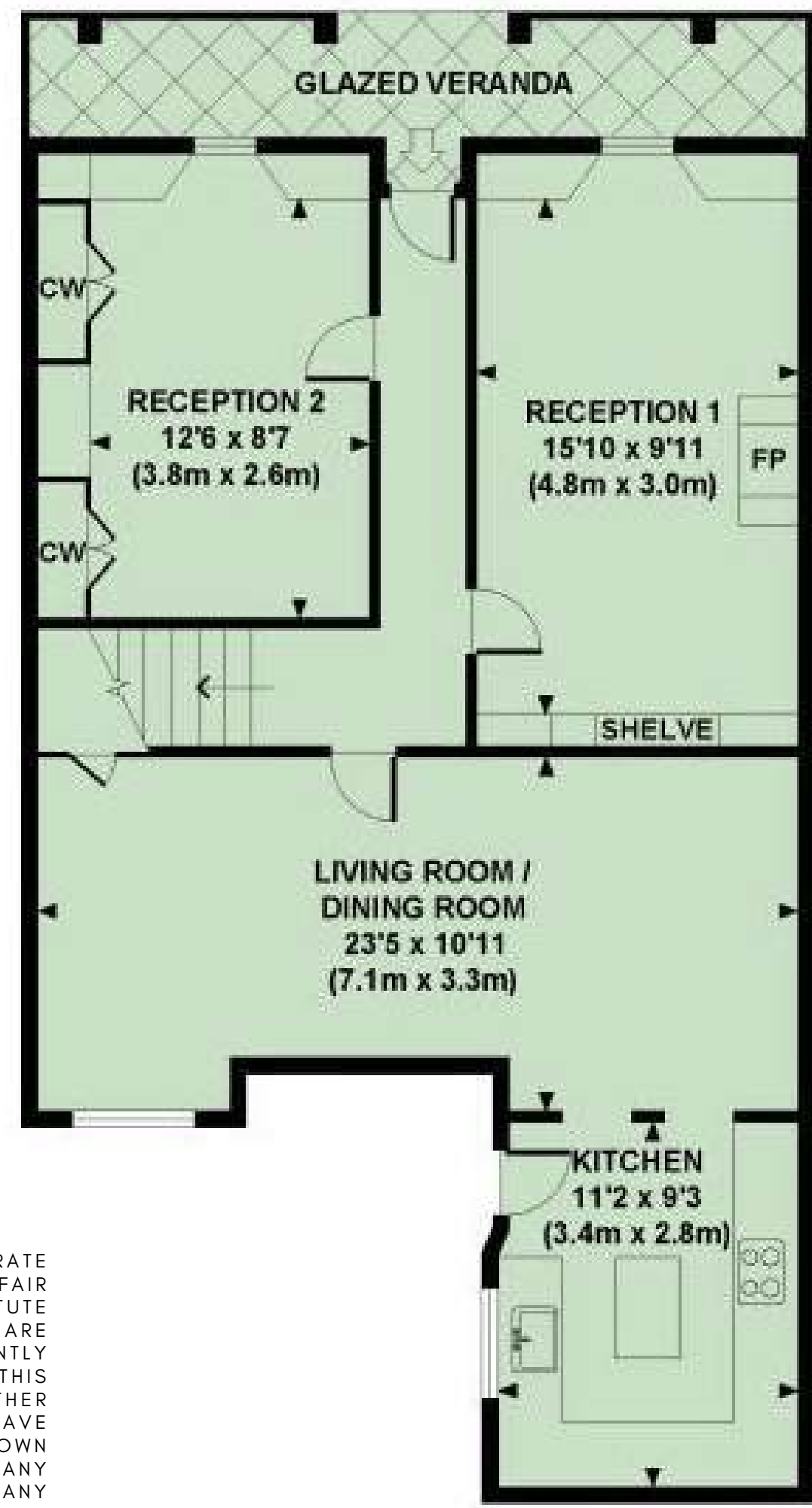
OUTDOOR SPACE

Time to explore the garden, well stocked with plants and designed with ease of maintenance. There is a small patio area at the rear of the garden which is the perfect suntrap for sitting outside in the summer months.

This good sized garden 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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Key Facts for Buyers

TENURE

Freehold

COUNCIL TAX - Band E

EPC - Exempt as Grade II Listed.

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..

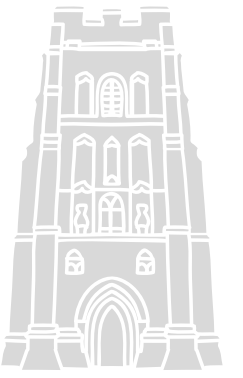
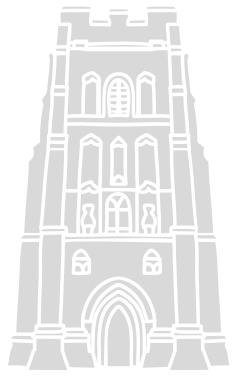
Property Report - Key Facts for Buyers

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

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



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.



SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

