



Hown House







Hown House

Loddiswell, Kingsbridge, Devon, TQ7 4DD

Kingsbridge 3 miles. Nearest beach 6 miles. Totnes train station 13 miles.

A superb country house sitting at the head of its 33 acres with stunning southerly views over its own agricultural land towards the River Avon. The unlisted house over three floors, provides almost 3,500 sqft of accommodation with a number of outbuildings.

- Stunning 5 Bedroom House
- Substantial Range Of Garaging
- Steel Framed Building And Stabling
- In All About 33 Acres Of Pasture And Woodland
- Council Tax Band G
- Far Reaching Views
- Studio Above Quadruple Garage
- 500 Yards Of Single Bank Fishing Rights On The River Avon
- Freehold

Guide Price £1,750,000

Stags Kingsbridge

1 The Promenade, Kingsbridge, TQ7 1JD

01548 853131 | kingsbridge@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Hown House sits within the beautiful country side less than a mile from Loddiswell a popular village known for its excellent community and picturesque countryside location, local amenities include a primary school, village inn and corner shop. The property is a short walk to the River Avon and the wonderful Avon Mill Garden Centre, deli and café. The market town of Kingsbridge is 3 miles away and Salcombe 9 miles by road has an excellent range of restaurants and inns, a heart for yachting and water enthusiasts, the town also offers lovely sandy beaches and spectacular cliff top walking. The stunning beaches at Thurlestone, Bantham and South Milton are also within easy reach.

DESCRIPTION

Hown House has been in the family's ownership for 16 years and is now offered for sale with no onward chain. Approached over its own private tarmacadam drive, Hown House is situated in its own land, providing privacy and seclusion. There are a number of outbuildings with the property and whilst very private, there are three barn conversions behind the house, all in separate ownership. The commanding southerly views over its own land towards the River Avon are a real selling feature, together with about 500 yards of single bank fishing rights along the river.

ACCOMMODATION

From the private tarmacadam drive, steps lead up to a slate patio with door into the main reception hall. Within the hall are the original slate slabs with doors to reception rooms on either side. The large open plan dining room/kitchen has an exposed timber floor, large south-facing sash window with a window seat to the front, large stone fireplace with slate hearth where there was once a wood burner, now replaced with an electric fire. In the kitchen there is a range of base and eye-level kitchen units with black granite worktops with a double ceramic Belfast sink with a range of soft close drawers, an integrated full-size Bosch dishwasher and an electric Aga with module attachment and a LPG 2-burner gas hob.

On the other side of the reception hall is the bright and airy drawing room with a sitting room at the far end. The drawing room has a south-facing sash window with window seat overlooking the front, a fireplace with a Clearview wood burner and an archway leading through to the sitting room with a glorious east-facing view over the level area of garden and views over the countryside and fields through the sash window.

The rear passageway is large enough to provide further seating areas with a storage cupboard, door to a ground floor WC and door into the utility room. There is a range of base level kitchen units with a single ceramic sink, black granite worktops, space and plumbing for washing machine and tumble drier. From the rear hallway a few stairs lead up to the boot room/entrance porch, with a pair of doors to a useful coat and storage cupboard with a pair of patio doors leading out onto the brick patio below.

From the kitchen there is a door with slate steps, that lead down to a lower level home office with a sash window. Door to a further home office/ rod room with ample space to store the fishing rods. The conservatory also has stunning views over the land, electric heating and a patio door to outside. From the conservatory a paved patio leads around to a boiler cupboard, where there is a gardener's WC, the Grant oil-fired boiler and the unvented hot water tank.

The stairs rise to the spacious first floor landing with doors to four bedrooms. Bedroom 1 (double) has a cast iron Victorian fireplace in situ, with cupboards to either side and a door to an en-suite bathroom with electric underfloor heating, a large bathtub with separate large walk-in shower. Bedroom 2 also has a Victorian cast iron fireplace with storage and hanging rails to either side. All the bedrooms have good views, with bedroom 3 currently used as a dressing room with a range of fitted wardrobes. Three bedrooms enjoying stunning southerly views over the grounds below. The fourth room is a single room. The entirety of the first floor has engineered oak flooring. Door to family bathroom with shower over.

A further flight of stairs leads up to the second floor, again with engineered oak flooring. Velux windows to allow light. Door to shower room with tiled floor, uPVC window to the south and door to bedroom 5, a fantastic room with two uPVC windows to the south, currently arranged as a twin room with built-in wardrobes and access to the roof void in the eaves.

GARDENS AND GROUNDS

Hown House has a number of gardens with a large level area accessed from the conservatory on the lower ground floor or from pathways leading around the front of the house. To the westerly elevation is a fruit garden with a further terrace and area of lawn. From this area of garden there is a pedestrian gate to the rear drive of Hown House.





OUTBUILDINGS

Adjoining the private drive is a large breeze block and stone clad quadruple garage with two large up and over electric double garage doors, concrete floor, electricity connected. Above the building and accessed from steps leading up from a side garden, there is an artist's studio with six Velux windows, allowing much light to flood the room. The room was used by the vendor's parents and has electric night storage heating connected and a small kitchenette at the far side with sink, door to toilet with wash hand basin and eaves storage.

Situated above Hown House is the secondary drive which provides access to a further range of outbuildings. At the far end there is a fenced off isolation paddock with a timber stable block providing two large boxes with an adjoining tack/feed store with concrete floor and adjoining wood store with electricity and light connected. There is a gate providing access to the upper paddock. The vendors built, approximately 4-5 years ago, a 3/3½ bay galvanized steel framed building with a concrete floor with box profile shuttering and three large roller shutter doors. There is an area of concrete hard standing with fencing to the front and can be utilized for machinery storage. Beside this building is a further range of timber stables and storage units with electricity connected. These buildings are in different states of repair but have the footings for replacement. Beyond the buildings is an area of woodland, which is included in the sale and below is a track leading to the fields on the eastern boundary.

There are a number of private drives providing access to the land at Hown House. One of the drives leads down to the lower barn, which has been rebuilt and comprises a concrete block built two-storey stone clad garage with a pair of timber garage doors providing access into the open plan garage with an external flight of galvanized stairs up to the first floor, which has five Velux windows, chipboard floor, eaves storage to the southern elevation and has considerable potential to be converted into additional accommodation. Whilst the vendors have not connected the electricity, there is a duct from below the galvanized stairs back to the consumer unit on the pole near the house. There is also a wood store. There is a further range of garaging, known as The Bentley Garages, which are accessed from the track leading from the lower barn through the woodland.

AGRICULTURAL LAND

The land comprises approximately 11.50 hectares (28.40 acres) of pasture land and approximately 1.25 hectares (3.10 acres) of mixed native broadleaf woodland. In addition, the vendors planted approximately 100 broadleaf trees last year in part of the paddock to the north east of the stable block. The land slopes down to the River Avon on the southern boundary. The pasture land is classified as Grade 3 on the Agricultural Land Classification map for England and Wales with the soils described as "freely draining, slightly acid loamy soils" by the National Soils Resource Institute. There are numerous access points to the fields, with a central track through some woodland providing further access, as shown on the plan. There are no public footpaths or rights of way crossing the land at Hown House, making it incredibly private.

FISHING RIGHTS

The sale includes the fishing rights, which we understand includes about 500 yards of single bank fishing, upon the boundaries of the land adjoining the River Avon. The families father was a member of the Avon Fishing Association, where up to three rods were allowed to fish the stretch of river. There are no catch records available, however, historically salmon and brown trout have been caught along this stretch of river.

GRAZING LICENCE

The land is let on an annual grazing licence, which commenced on 1st May 2024 and ends on the 31st December, a copy of which is available upon request. The local farmer keeps sheep and takes a cut of hay on the land.

COUNTRYSIDE STEWARDSHIP SCHEME

The vendor entered into a Countryside Stewardship Scheme, which we understand ends on 31/12/2027, further details are available on request.

SERVICES

The house has oil-fired central heating, an electric Aga, mains water is connected to the house and various water troughs on the land and mains electricity. There is a private Klargestor for sewerage and drainage.

Please note that there is a shared septic tank in the field below Hown House, which is used by the three barn conversions behind the house. The drive which leads from the public road to the rear of Hown house is shared between Hown House and the three barn conversions. Therefore a quarter of the any road maintenance is split between the four properties. However, the section of drive from the gates to the main entrance of Hown House is private.

According to Ofcom average mobile and up to standard broadband is available at this property.

DIRECTIONS

Please use what3words location of [///beads.firmer.promote](https://www.what3words.com/@@@beads.firmer.promote) which is the start of the private drive to Hown House

Hown House, Loddiswell, Kingsbridge, TQ7 4DD

Approximate Gross Internal Floor Area = 324.9 sq m / 3498 sq ft
Garage Area = 218.7 sq m / 2354 sq ft
Outbuilding Area = 119.5 sq m / 1287 sq ft
Stables Area = 139.9 sq m / 1506 sq ft
Total Area = 803.0 sq m / 8645 sq ft

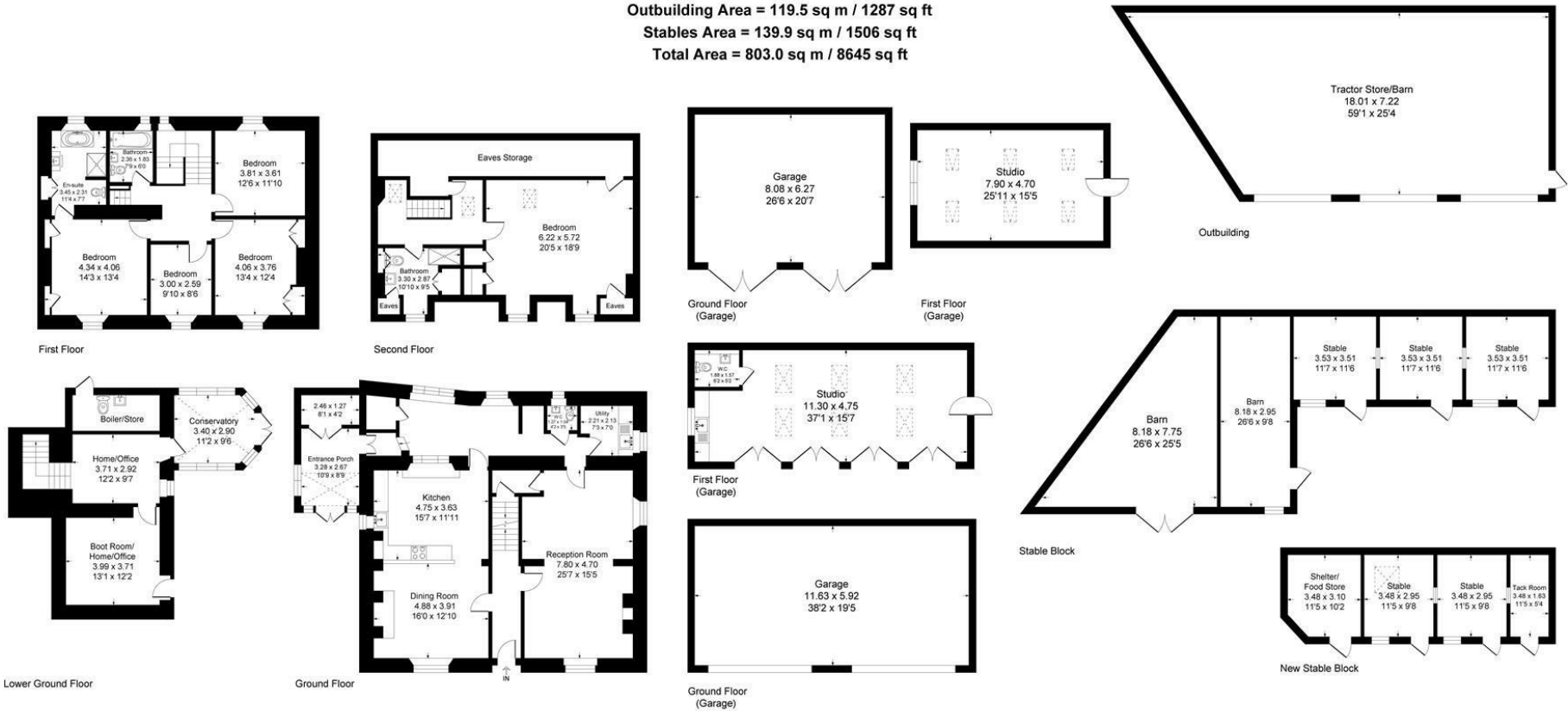


Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



