





Elm Vale Lodge

Hill Head, TQ5 0HE



A beautiful contemporary and characterful four bedroom detached family home situated in peaceful countryside offering stunning panoramic views and beautiful landscaped gardens.



59 Fore Street, Totnes, Devon, TQ9 5NJ
T: 01803 869 920 | E: totnes@luscombemaye.com
www.luscombemaye.com

DESCRIPTION

Positioned at the far end of a small group of houses on a delightful green lane, Elm Vale Lodge looks out over outstandingly beautiful fields and woods to the sea in the distance at Man Sands.

Views encompass a completely undeveloped area which is protected as an Area of Outstanding Natural Beauty and by National Trust ownership along the line of the Southwest Coast Path.

This modern but characterful house has been designed to take full advantage of the tranquil location and unique views. The original 1920's building was cleverly redesigned and greatly extended a decade ago to the design of a local architect, and has recently been further improved by the current owner, also an architect.

Generous, carefully considered and well-lit spaces flow through the ground floor, overlooking the drama of the valley landscape and ever-changing sea. Below the viewing terrace is a delightful, richly planted garden laid out in tribute to the landscape gardener father of a previous occupant.



An attractive paved driveway leads to an oak-framed porch and the main entrance door into a double height hall. From here double doors frame vistas through the main spaces of the house. The comfortable open-plan Living Room with log burner opens into the brilliantly lit Garden Room with its 180 degrees glazing onto the garden below. Steps lead down to the Dining Room, which has space for large gatherings at a big table, and a relaxed seating area with sliding doors which open up onto a stone-paved viewing terrace ideal for alfresco dining; off to one side lies a modern Kitchen with the luxury of solid oak-fronted storage units.

Upstairs is the quite exceptional master bedroom with high ceilings and sliding doors onto a balcony with space for sitting gazing out to sea with your morning coffee; there is a range of built-in wardrobes and a good-sized ensuite shower room and further storage. Along the corridor is the large guest bedroom which also has valley views and ensuite facilities. Another double-sized bedroom on the ground floor looks onto sunny garden greenery, and is close to the well-equipped family bathroom. A fourth bedroom leads off the entrance hall, and is currently used as an office/study.



The Utility Room, with washing and storage facilities, acts as a useful rear entrance to the property, off which is another toilet.

Outside is a spacious former twin garage, which has recently been extensively and attractively modernised and insulated to serve a multiplicity of potential uses: double garage; shared space for one car alongside a studio/office (as at present); large studio/office; ancillary living space (subject to Planning Consent).

There is parking for several cars on the drive; and a private parking space off the lane.

The gardens are a true pleasure, with many beds of unusual shrubs and trees providing colour and shape throughout the seasons. Lawned areas wind between these beds, creating vistas, different seating areas, and fabulous glimpses of the surrounding landscape.

Much attention has been given to sustainable ecological design, with high levels of insulation and a large array of solar panels which heat hot water, some electric underfloor heating, and a car charging point for an electric car. The occupiers have received a recent annual National Grid income of well over £2000.



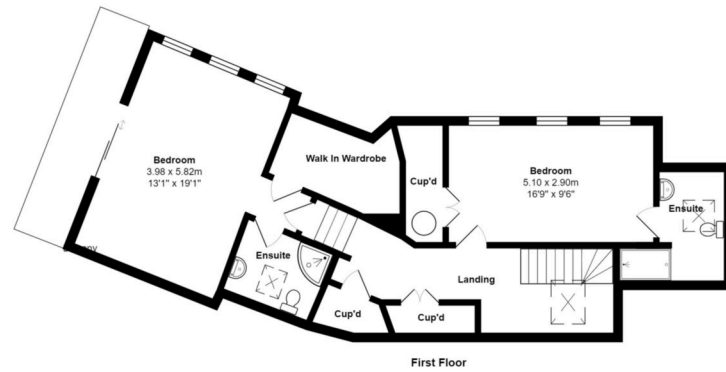
SITUATION

Elm Vale Lodge was named after the valley it overlooks, which once contained many elm trees. It sits in the pretty rural peninsula defined by Torbay on one side and the River Dart on the other, close to the famous harbour town of Brixham, and a little further to the Kingswear passenger and vehicle ferry crossing to Dartmouth.

Despite the quiet rural location, it takes only minutes to drive to Torbay supermarkets and other services; and access is quick to historic Dartmouth's range of independent shops, restaurants and huge range of events including the world-renowned Dartmouth Regatta. Five minutes from the house is the new Noss on Dart Marina with its developing range of specialist marine services. The much-loved National Trust properties of Coleton Fishacre (Doyle Carte family) and Greenway (Agatha Christie) can be visited close by.

Only about 30 minutes away is the popular town of Totnes and its mainline station north to London and south to Plymouth. The glorious beaches and walks which characterise the South Hams are within easy reach





Elm Vale Lodge, Gattery Lane, Brixham
 Total Area: 220.5 m² ... 2374 ft² (excluding double garage)
 All measurements are approximate and for display purposes only



SERVICES

Mains and solar panel electricity; mains water; mixed electrical and oil-fired central heating with Heatmiser electronic management; recently installed modern sewage treatment plant

COUNCIL TAX

The property is in Council Tax Band F.

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 01803 869920.

DIRECTIONS

what3word location
 collected.plant.gifts

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

