Higher Dinnicombe

STAGS

Higher Dinnicombe, Cornworthy

Totnes, , TQ9 7HX

Dartmouth 5.5 miles | Blackpool Sands 5.5 miles | Totnes 6.5 miles | Kingsbridge 9.5 miles

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A beautifully renovated South Hams smallholding with separate cottage, studio accommodation, stabling and about 7 acres, enjoying a wonderfully private setting amid rolling countryside

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- Secluded setting at the end of a long private drive
- Flexible adjoining two-bedroom cottage
- Landscaped gardens with stream, wildlife pond, orchard and historic stone ruins
- Far-reaching views
- Council tax band F
- Stylishly presented character Barn
- Detached double garage with separate studio accommodation
- Stables, stores and pasture paddocks
- Approximately 7.05 acres in all
- Freehold

Offers In Excess Of £2,000,000

Stags Totnes

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SITUATION

Higher Dinnicombe occupies an idyllic rural position in the rolling South Hams countryside, close to Dartmouth Golf and Country Club and approximately 2.5 miles from the attractive village of Cornworthy. The property enjoys an especially private and peaceful setting, approached along a long private drive and surrounded by picturesque farmland.

Cornworthy is a charming village close to the River Dart and Bow Creek, with a 15th century church, village hall and popular public house. The surrounding Dart Valley is renowned for its beautiful scenery, wildlife and sailing, with a number of well-regarded riverside pubs and villages within easy reach. Approximately 7 miles away, Dartmouth is one of South Devon's most celebrated waterside towns, positioned at the mouth of the River Dart and offering an excellent selection of independent shops, restaurants, galleries and leisure facilities, together with its marina and deep-water harbour.

The vibrant market town of Totnes lies approximately 7.5 miles away and offers an excellent range of everyday amenities, independent shops, schooling and recreational facilities. Totnes also has a mainline railway station with direct services to London Paddington. The A38 provides onward connections to Plymouth and Exeter, while the wider South Hams offers exceptional access to the coast, countryside and Dartmoor National Park.

DESCRIPTION

Higher Dinnicombe offers a rare opportunity to enjoy secluded country living in one of South Devon's most appealing rural landscapes, with beautifully presented accommodation, extensive grounds and exceptional flexibility for family, guest or ancillary use. The principal house has been sympathetically renovated and stylishly upgraded, combining the character of a traditional farmhouse with the comfort and quality expected of a modern home. Exposed beams, stone flagstone floors and carefully considered finishes sit alongside generous glazing and a light, spacious interior, while underfloor heating serves the ground floor.

The property is further enhanced by the adjoining Higher Dinnicombe Cottage, providing independent two-bedroom accommodation, together with The Shepherds Rest, a separate studio above the detached garage. These additional spaces provide excellent flexibility for extended family, guests, home working or potential income generation, subject to any necessary consents.

Outside, the house is surrounded by beautifully established gardens and pasture, with a stream, wildlife pond, orchard, productive garden and the atmospheric stone remains of the original farmhouse. In all, the property extends to approximately 7.05 acres and enjoys far-reaching views across the surrounding countryside.

There is mobile stabling for three horses or could be used as sheep pens. Making this ideal for the equestrian enthusiast with the three divided paddocks.

ACCOMMODATION

Glazed double entrance doors open into the entrance hall, which forms the central point of the ground floor. A cloakroom is positioned off the hall, while a wide opening and steps lead down into the dining room. This generous space is linked to the kitchen/family room by a double-sided wood-burning stove, creating a natural flow between the principal living areas.
The kitchen/family room is fitted with a range of contemporary units and incorporates a four-oven AGA, central island and breakfast bar, with space for informal seating. The room enjoys views across the gardens and surrounding countryside. On the opposite side of the entrance hall is the spacious sitting room, also positioned to take advantage of the outlook. A utility room completes the ground-floor accommodation.

An open-tread staircase rises from the dining room to the first floor. The principal bedroom is particularly impressive, with a vaulted ceiling, exposed roof timbers and glazed double doors opening onto a balcony overlooking the grounds and countryside. Oak steps rise to a dressing area fitted with an extensive range of wardrobes and shelving, beyond which is the en suite bathroom with freestanding bath, separate shower and twin wash basins. There are three further bedrooms on the first floor, together with the family bathroom.

Adjoining the main house is Higher Dinnicombe Cottage. The ground floor provides an open-plan kitchen, dining and sitting room with stone flagstone flooring and a wood-burning stove. Upstairs is a large principal bed/sitting room with French doors to the outside and an en suite shower room, together with a second bedroom and separate bathroom.
The detached garage building incorporates The Shepherds Rest. The ground floor provides a kitchen/dining room, with stairs rising to a combined sitting room and bedroom with balcony, together with a shower room.

OUTSIDE

Higher Dinnicombe is approached along a long private driveway which opens onto a generous gravelled courtyard providing ample parking and access to the house and ancillary buildings. The drive continues to the detached double garage, which also incorporates a log store and The Shepherds Rest studio accommodation.

Close to the entrance drive is a useful range of mobile agricultural /stabling for three and handling area including a store.

To the front of the house are landscaped and terraced lawns which descend towards a wildlife pond. A stream passes through the gardens and feeds the pond, helping to create an especially attractive and natural setting. On the upper part of the garden are the carefully preserved stone remains of the original farmhouse, now incorporated as an atmospheric garden feature and entertaining area, together with an orchard.

To the rear of the house is a gravelled terrace beside the stream, with steps rising to a paved terrace and further areas of lawn. There is also a productive soft fruit and vegetable garden with greenhouse.

Beyond the formal gardens are gently sloping pasture paddocks, divided by post and rail fencing. The stream continues through the grounds, which form a peaceful shallow valley surrounded by rolling South Hams countryside. In all, the property extends to approximately 7.05 acres.

SERVICES

Mains electricity, private water supply, private drainage, Oil-fired heating to the main house and Higher Dinnicombe Cottage. Bottled gas serves The Shepherds Rest studio accommodation.

According to Ofcom, basic ADSL broadband is available with a maximum speed of approximately 13 Mbps. Superfast FTTC and ultrafast FTTP broadband are not shown as available. Starlink and Airband are also available.

According to Ofcom, predicted mobile coverage is good with Three, okay with EE and Vodafone, and poor with O2.

DIRECTIONS

From Totnes, proceed south towards Dartmouth on the A382 then at Totnes Cross turn left signed Dartmouth on A3122, continue for about 2 miles and at the Forces Cross turn left, then next right signed Tideford and Cornworthy continue for 0.6 miles and the entrance can be found on the right.

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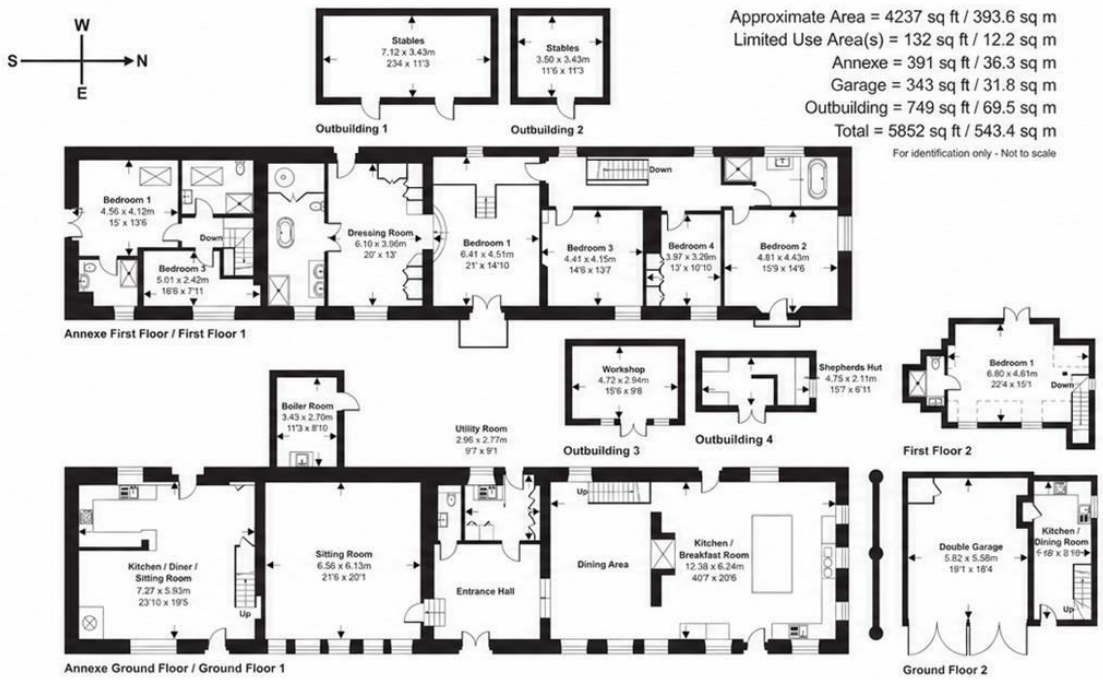
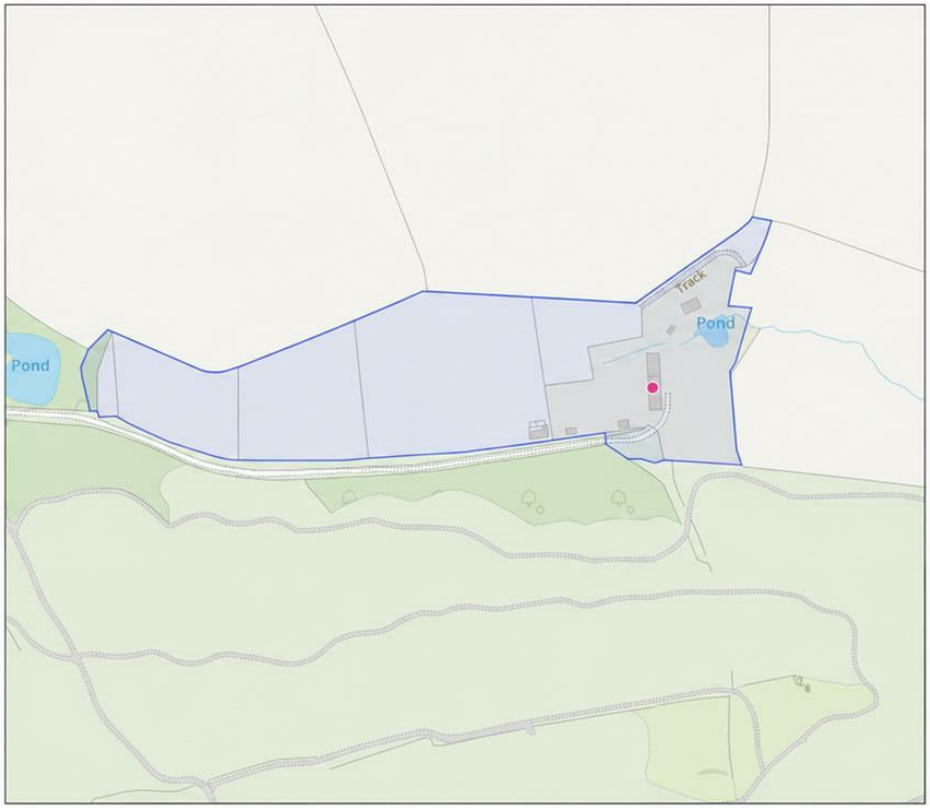
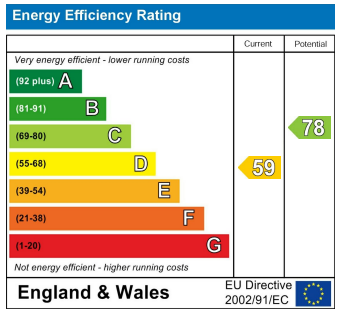
The postcode and satellite navigation may not provide the correct route.







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