

ROSABELLE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Rosabelle

Totnes | Devon | TQ9 5PH

Mileage

Plymouth - 23 miles | Exeter - 30 miles
Totnes station - 0.4 miles
(approximately)

Accommodation

Ground Floor

Living room, sitting room, dining room, kitchen, utility, double bedroom with en suite, and WC

First Floor

Four bedrooms, two family bathrooms

Second Floor

Double Bedroom with en-suite

Outside

Gravelled driveway parking, garage, secluded walled courtyards and an enclosed garden

Marchand Petit Totnes

01803 847979 | totnes@marchandpetit.co.uk

Waterside, The Plains, Totnes, TQ9 5YS



AT A GLANCE

An elegant Grade II listed Georgian residence offering characterful accommodation, secluded walled courtyards, an enclosed garden and extensive parking, within walking distance of central Totnes.

THE PROPERTY

Rosabelle is a substantial early-19th-century detached residence, distinguished by elegant proportions, rendered elevations and a classically detailed entrance portico. Tall sash windows, high ceilings and generous rooms reflect its Georgian character, while later additions have created a versatile family home.

Period details include decorative cornices and ceiling mouldings, panelled doors, deep skirting boards and distinctive fireplaces. Its elevated position also provides views across Totnes towards the surrounding countryside.

ACCOMMODATION

The columned portico opens into a welcoming hallway. Beyond, the principal reception room comprises two interconnected spaces linked by a wide arch. Tall sash windows provide plentiful natural light, while elaborate mouldings and ornate fireplaces create a strong sense of occasion.

A separate sitting room offers a quieter retreat, while the formal dining room features an exposed stone chimney breast and stove. The impressive vaulted kitchen and informal dining area is a generous, light-filled space at the heart of the house, with rooflights, glazed doors, extensive cabinetry and exposed stonework. Doors open directly onto a courtyard, extending the space for outdoor dining and entertaining. A utility room and cloakroom provide useful additional space.

The ground floor also contains a well-proportioned en suite bedroom with full-height glazing and courtyard access, making it ideal for guests or entrance-level living. Four bedrooms and two bathrooms occupy the first floor. The generous principal bedroom has tall sash windows, with views across the town and countryside.

On the upper floor, the sixth bedroom enjoys a private position beneath the roofline, with windows on either side and an en suite shower room. Together, the ground-floor en suite bedroom and private upper-floor suite provide excellent flexibility for multigenerational living, extended family or guests.







OUTSIDE

A gated entrance opens onto an extensive driveway with parking for several vehicles and access to the garage. Walled courtyards, laid with artificial lawn and softened by climbing plants and container planting, provide secluded spaces for dining and relaxation.

An additional enclosed garden runs alongside the house, bordered by a characterful stone wall and arranged for easy maintenance. It includes several seating areas, a garden shed and direct access to the driveway.

LOCATION

Rosabelle stands on Plymouth Road in a historic setting, within walking distance of Totnes High Street, its independent shops, cafés, restaurants, galleries and regular markets.

Totnes railway station offers direct services to London Paddington, with fastest journeys from approximately 2 hours 41 minutes, together with connections towards Exeter and Plymouth. The A38 is approximately six miles away, providing convenient access to both cities and the wider region.



Property Details

Services:	Mains electricity, water and drainage; gas-fired central heating
EPC Rating:	Current: D (63) Potential: C (79)
Tenue:	Freehold
Council Tax:	Band G
Local Authority:	South Hams District Council
Flood Risk:	Very Low

Key Features

- Distinguished Grade II listed Georgian residence
- Six bedrooms and four bath or shower rooms
- Interconnected reception rooms with high ceilings
- Generous vaulted kitchen and dining space
- Ground-floor en suite bedroom and private upper-floor suite offering flexible multigenerational living
- Secluded walled courtyards and an enclosed garden
- Gated driveway, extensive parking and garage
- Direct services to London Paddington, with fastest journeys from approximately 2 hours 41 minutes
- Within walking distance of Totnes town centre

Directions

From the Western Bypass, turn right into Cistern Street, continue straight and then take your first right onto Plymouth Road, continue down Plymouth Road, the entrance to the property can be found on the left, just before the traffic lights.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewings

Strictly by appointment with the sole agents, Marchand Petit, Totnes
Tel: 01803 847 979



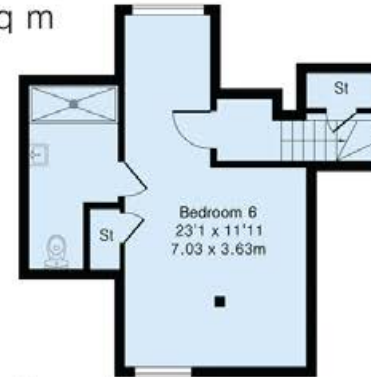
**Approximate Gross Internal Area 3663 sq ft - 339 sq m
(Excluding Garage)**

Ground Floor Area 1931 sq ft – 179 sq m

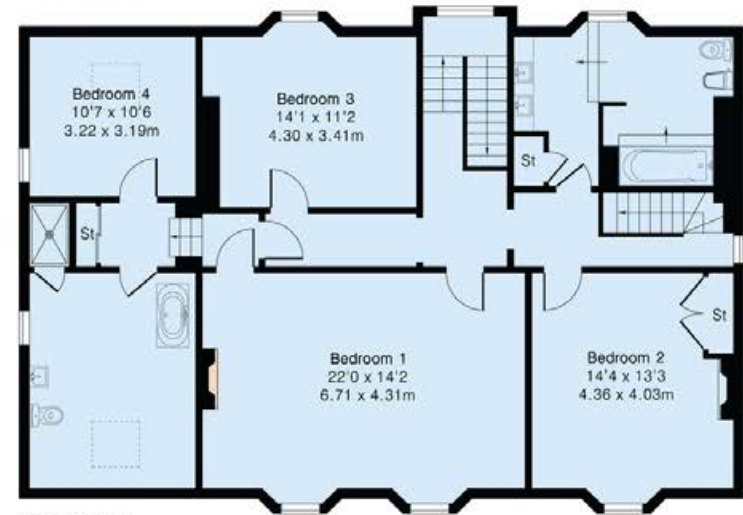
First Floor Area 1393 sq ft – 129 sq m

Second Floor Area 339 sq ft – 31 sq m

Garage Area 212 sq ft – 20 sq m



Second Floor



First Floor

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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