



BRUSHWOOD, OLD TOTNES ROAD, BUCKFASTLEIGH





BRUSHWOOD

BUCKFASTLEIGH • DARTMOOR • DEVON

Brushwood is a striking, contemporary four bedroom home that combines intelligent design with the warmth and practicality of a family residence. Recently renovated and modernised throughout, this stunning property offers flexible accommodation across two floors, currently configured to provide a self-contained one-bedroom apartment on the ground floor, with separate family living to the upper level.

From the moment you step inside, you can see that every detail has been considered. The layout has been thoughtfully reconfigured to meet the needs of modern living — whether that means space for growing families, a separate retreat for dependent relatives, or even potential rental income. The sleek interiors blend light-filled open-plan areas with private, restful rooms, and the use of premium finishes throughout creates a calm and contemporary feel.



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A beautifully remodelled and reimagined home offering design-led living, versatile space and multi-generational potential.



Welcome



Step through the front door and into a home that has been completely reimagined for modern living.

A welcoming entrance hallway provides access to both levels of the home, and it is here you'll find the interconnecting door to the ground floor — currently blocked off to create a fully self-contained one-bedroom annexe, but easily reinstated if preferred.

This thoughtful design offers a rare opportunity for true multi-generational living, independent guest accommodation, or income potential via long- or short-term letting.

The ground floor is currently arranged as a self-contained one-bedroom apartment with its own private entrance. It includes a versatile reception room, currently used as a bedroom/sitting room, which enjoys a pleasant outlook to the front. There is also a kitchenette/utility area, a double bedroom, and a modern shower room. Designed with flexibility and privacy in mind, this space is ideal for multi-generational living or guest use and could easily be reconnected to the main house via the original (currently blocked) internal door.





Upstairs, the main living accommodation is a showcase of space and style.

A beautifully finished open-plan kitchen/dining/living area forms the heart of the home. The kitchen has been designed with both form and function in mind — featuring streamlined cabinetry, integrated appliances, and a central island with breakfast bar seating. The space flows effortlessly into a generous dining area and on into the main living room, where a feature fireplace and large windows create a warm, sociable hub.

A set of glazed doors opens directly from the kitchen onto a level patio terrace, seamlessly connecting indoor and outdoor living — perfect for entertaining or relaxed family time.





Two generous bedrooms are also located on the first floor. The principal bedroom offers superb views and built-in wardrobes. The second bedroom is perfect for children, guests, or a home office, depending on your needs. A smartly appointed family bathroom completes the floor, featuring a contemporary suite with both bath and separate shower.



Outside

Brushwood offers a private and well-considered outdoor space designed for both practicality and enjoyment. A large, level patio terrace flows directly from the living space — a seamless extension of the home that's perfect for outdoor dining, morning coffee or entertaining. With a sheltered orientation and open aspect, it creates a wonderful backdrop to everyday life, offering indoor-outdoor living at its best.

The garden has been thoughtfully landscaped to provide a balance of usable lawn, planted borders, and structured seating area. A section of covered outdoor storage provides ideal space for bikes, bins, tools or outdoor furniture — neatly tucked away but easily accessible.

Ample off-road parking to the front ensures practicality without compromise, and the home's elevated position offers a sense of privacy and outlook rarely found so close to town amenities. The Garage also provides extra space with interconnecting door and sink.







Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property has mains electricity, gas, water and drainage. The property has underfloor heating in the entrance hall and gas fired central heating with a Tado Smart Thermostat system.

BROADBAND

Superfast 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 - [Key Facts for Buyers - click here](#)

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 - hello@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.



Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services then we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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Floorplans



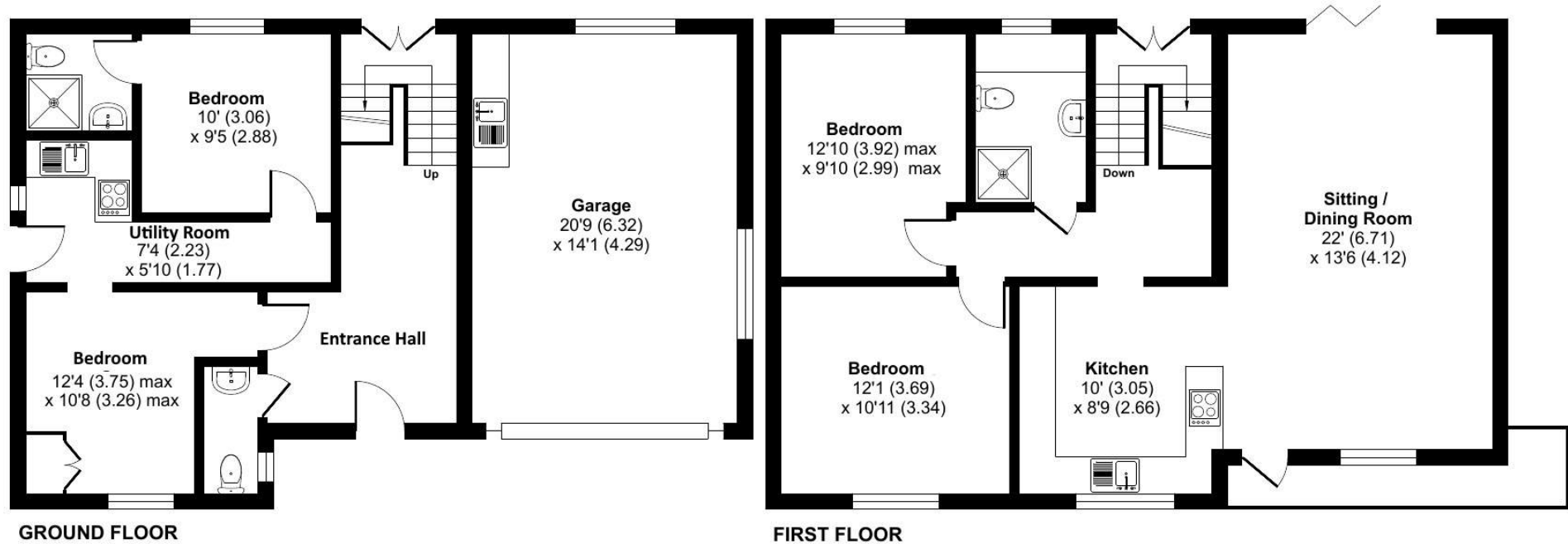
Old Totnes Road, Buckfastleigh, TQ11

Approximate Area = 1400 sq ft / 130 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 1690 sq ft / 156.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1324200



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About... Buckfastleigh

The town of Buckfastleigh, is on the south-eastern edge of Dartmoor. It is a small and interesting market town and originally an important wool centre. The town has a full range of facilities and amenities, including a primary school, churches, Co-op store, pharmacy, greengrocers, cafes, health centre and swimming pool are all within walking distance of the cottage.

The immediate area has several important visitor attractions including Buckfast Abbey, the South Devon Railway, the Butterfly Farm and Otter Sanctuary, and the Valiant Soldier, formerly a Dartmoor pub and now a museum with a fifties theme. Buckfastleigh Church is at the heart of some of Dartmoor's ghostly legends, one of which was the inspiration for Conan Doyle's *The Hound of the Baskervilles*.

The area is host to a wide choice of recreational activities with Dartmoor on the doorstep, the coast within easy reach and both Plymouth and Exeter easily accessible. The historic Elizabethan town of Totnes is within about 6 miles and has a mainline railway station offering services to Plymouth, Exeter and on to Bristol, Cardiff and London.







BRUSHWOOD

Buckfastleigh, Devon, TQ11 0LR



SCAN ME
TO BOOK
A
VIEWING

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