



GREYSTONES, GRANGE ROAD, BUCKFAST

KEY FEATURES

- Five-bedroom main house
- Self-contained annexe
- Recently refurbished and upgraded
- Generous kitchen and family spaces
- Separate reception room
- Utility and practical ancillary areas
- Enclosed lawned garden and courtyard
- Garage and outbuildings
- Traditional stone construction
- Flexible layout suited to multi-generational living
- Access off Grange Road and through St Bernard's Close

Set within a quiet position on the edge of Buckfast, this is a well-balanced home of scale and quiet character. Built in traditional stone and sympathetically refurbished, it has been carefully adapted for modern family life while retaining an understated, grounded feel.

The main house offers five well-proportioned bedrooms, with living spaces arranged to feel both practical and connected. At its centre, the kitchen and family areas provide a natural focus—open, light-filled and designed for everyday living.

The level lawned gardens create space to gather and unwind, complemented by a sunny and more enclosed courtyard softened by planting. A self-contained annexe adds a valuable layer of flexibility, equally suited to multi-generational living, guest accommodation or income, and already proven in this regard .

Parking and a garage/store provide further practicality, with additional scope for future use if required.



Welcome



The front door opens into a generous living and family space, where wide oak flooring and good proportions create an immediate sense of openness. A staircase rises from here to the first floor, set naturally within the room.

This is an easy, adaptable space—equally suited to everyday sitting, a playroom for younger children or a more informal area for older family life, allowing the house to function without formality.

The layout unfolds with a natural sense of flow, each room leading comfortably into the next and supporting both day-to-day routines and more sociable occasions.

To the far end of the house, a separate living room provides a quieter retreat, slightly removed from the main rhythm of the house. Here, a wood burning stove forms a natural focal point, with views towards the garden adding to the sense of calm and separation.





The kitchen is where Greystones really earns its place as a family home. Recently refitted to a high standard, it features shaker-style cabinetry in a soft sage tone, warm oak worktops and quality integrated appliances including double ovens. The room opens generously into a dining area large enough for a proper farmhouse table, with space alongside for a sofa and soft seating — the kind of kitchen where homework and cooking and conversation all happen at once, and nobody needs to leave the room.

Natural light comes from two aspects, and the connection to the rear garden means that on warmer days, the kitchen extends naturally out into the garden. This is everyday living done well.





To the first floor, the bedrooms are well laid out, creating a layout that feels balanced and easy to live in. Each room is comfortably proportioned, with a consistency that allows them to be adapted flexibly as family needs change over time.

Several of the rooms enjoy a pleasant outlook across the surrounding gardens and rooftops beyond, while others offer a more enclosed, settled feel — giving a natural variety across the accommodation that suits different personalities and stages of life.

The layout lends itself naturally to large families or those needing a dedicated home office alongside their bedrooms.





Recently renovated to a high specification, the family bathroom features a full-sized bath with overhead rainfall shower, handsome square sage-green tiling, a vanity unit and a crisp, considered finish throughout that sits comfortably with the rest of the house.

The main bedroom also benefits from a newly installed en suite shower.

The Annex





In addition to the main house, the property includes a well-finished, self-contained annexe, providing fully independent accommodation. Originally a barn associated with Buckfast Abbey, the annexe has been thoughtfully renovated to create a comfortable and well-balanced living space. The ground floor is arranged as an open-plan kitchen, dining and sitting area, centred around a woodburning stove, with a bathroom also at this level. Upstairs, the accommodation comprises two bedrooms, offering flexibility for a range of uses.

The annexe has been successfully operated as a holiday let, demonstrating its suitability for income generation, while equally lending itself to multi-generational living, guest accommodation or a more private workspace.

Outside

The property sits within a generous plot, with gardens extending to both the front and rear, creating a strong sense of space and separation.

To the rear, a level paved terrace runs along the length of the house, providing an excellent area for outdoor dining and entertaining. Well positioned to capture the sun, this space forms a natural extension of the main living areas and enjoys a particularly favourable aspect.

Beyond, the garden continues, offering further lawned space for family use as well as raised beds for vegetable growing.

To the front, an additional area of garden links the main house and the annexe, reinforcing the overall sense of cohesion across the plot while still allowing each to function independently if required.

Parking is available, from an access via St Bernard's Close, along with a garage/store, providing practical support to both the main house and annexe.





Key Facts for Buyers

TENURE - Freehold.

Main vehicular access is from St Bernard's Close. There is a right of way over the private driveway from Grange Road which also leads to the property.

COUNCIL TAX

Main house - Band D
Cottage - Band A

EPC

Main House - E
Cottage - D

SERVICES

The property has all mains services connected and gas fired central heating.

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.



Grange Road, Buckfast, Buckfastleigh, TQ11

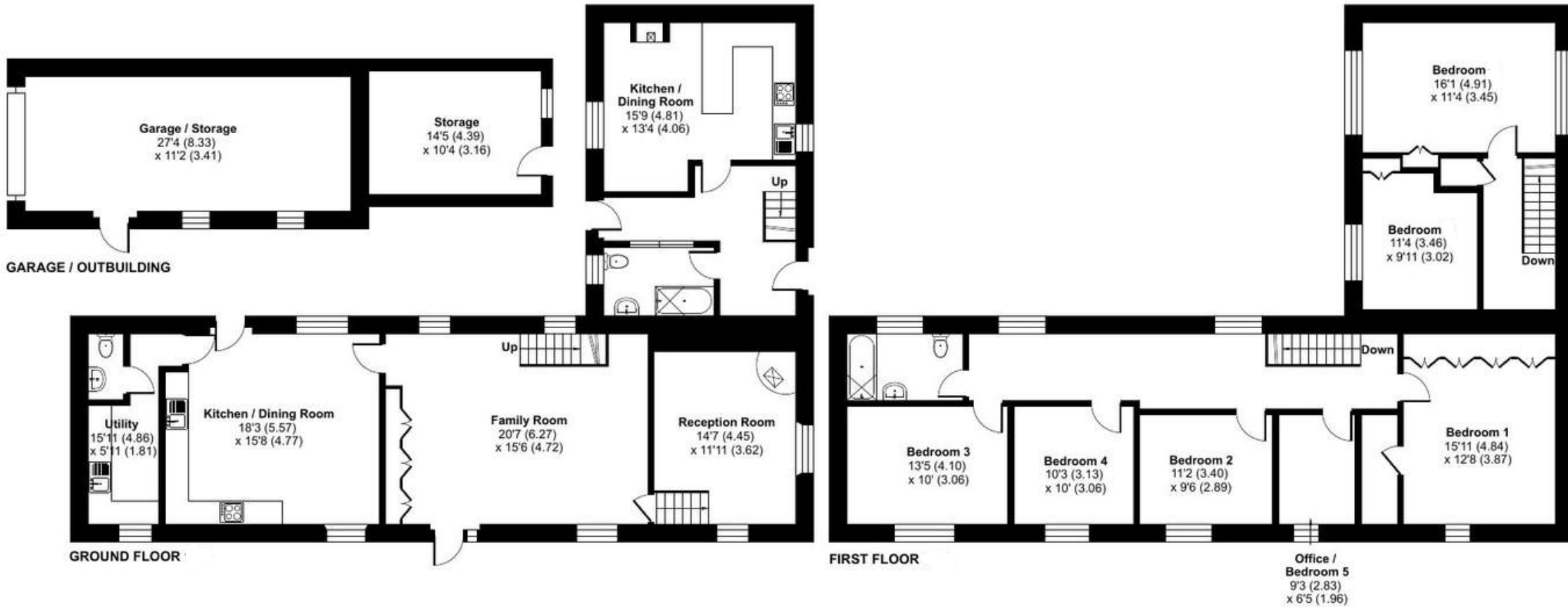
Approximate Area = 2676 sq ft / 248.6 sq m

Garage = 309 sq ft / 28.7 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 3134 sq ft / 291.1 sq m

For identification only - Not to scale



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 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 £30 plus VAT 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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TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

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.

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.





GREYSTONES

BUCKFAST • DEVON



SCAN ME
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A
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To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

