



HIGHER DINNICOMBE

Cornworthy, near Totnes, Devon



A DELIGHTFUL SOUTH HAMS SMALLHOLDING WITH BEAUTIFULLY AND STYLISHLY PRESENTED MAIN HOUSE, SEPARATE COTTAGE AND STUDIO

Offering an array of opportunities for either multi-generational living, private guest annexes or income generation. Set within extensive landscaped gardens and range of pasture paddocks in an idyllically peaceful, secluded setting at the end of a long private drive

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Kitchen/family room | Dining room | Sitting room | Utility room

First Floor: Principal bedroom/dressing room/bathroom suite | Three further bedrooms | Family bathroom

Cottage: Open plan kitchen/sitting/dining room | Bedroom/shower room suite | Further bedroom and bathroom

Outside: Double garage and studio flat | Stables and store buildings | Gardens with stream and pond | Pasture paddocks

In all about 7 acres

Distances: Dartmouth 7 miles, Totnes 7.5 miles, Plymouth 27 miles, Exeter 38 miles
(All distances are approximate)

Guide price: Offers in excess of £2,250,000
The Shepherds Hut is available by separate negotiation



SITUATION

Higher Dinnicombe is situated close to the Dartmouth Golf and Country Club, between Totnes and Dartmouth, amidst the beautiful rolling countryside of the South Hams. About 2.5 miles away is Cornworthy which is a charming and peaceful village close to the River Dart and Bow Creek. The village has a 15th century church, village hall and popular pub and restaurant, Hunters Lodge Inn and there are pubs overlooking the river at Bow Bridge; The Waterman's Arms Tuckenhay; The Maltsters Arms and Dittisham; The Ferry Boat Inn.

The beautiful River Dart Estuary is known for its spectacular scenery, wildlife and sailing opportunities and within easy reach, at the mouth of the Dart Estuary, is the historic naval town of Dartmouth, home to Britannia Royal Naval College and deep water port and marina attracting sailors from all over the world and considered one of the prettiest in Europe. Hosting its annual Royal Regatta, it has an excellent selection of shops, restaurants, pubs, boutiques and galleries as well as supermarket.



About 7.5 miles away is the lovely, vibrant, Elizabethan market town of Totnes, on the River Dart, with excellent shopping, culinary, leisure and educational facilities. There are many independent shops, a market and it is well known for its ethical products, wholefoods and fair trade goods.

Close to Higher Dinnicombe there is golf at Dartmouth Golf and Country Club.

The South Hams area of South Devon is known for its beautiful rolling countryside, pretty villages and towns and spectacular coastline, with beaches, coves, estuaries and rocky cliffs and its excellent opportunities for walking, sailing and other water sports. Within easy reach to the north is the Dartmoor National Park, renowned for its gorgeous scenery.

In Totnes there is a station with mainline connections to London (Paddington) and there is access to the A38, via Totnes, leading west to Plymouth and east to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport. From Plymouth there are ferries to France and Spain.



HIGHER DINNICOMBE

Higher Dinnicombe is a unique and delightful South Hams smallholding offering a variety of family living opportunities or income generation. Set at the end of a long private driveway, near to Dartmouth Golf and Country Club, the house sits in an idyllically peaceful, secluded rural setting, amidst the surrounding rolling farmland and enjoying far reaching countryside views. The landscaped gardens include the beautifully restored remains of the original farmhouse, now used as an outdoor entertaining space.

Under the custodianship of the current owner, the house has been sympathetically renovated and stylishly upgraded to provide the comforts of modern living, yet maintain the character and charm of a traditional farmhouse. Flagstone flooring and exposed beams, combined with high quality fixtures and fittings enhance this light and spacious home, with the open plan layout making for perfect family living. With underfloor heating throughout the downstairs, the glazed double front doors welcome you into the entrance hall, and from there a wide opening and steps lead down into the dining room.



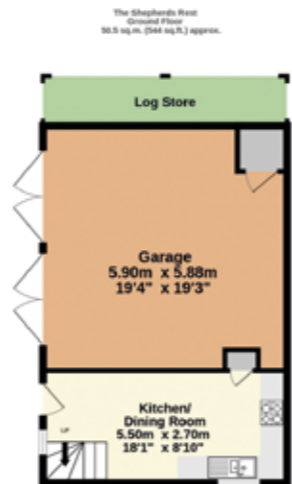


A double sided wood burner and chimney then separate this from the light and spacious open plan kitchen/family room, with the fully fitted kitchen including four oven AGA, island and breakfast bar and sitting area.

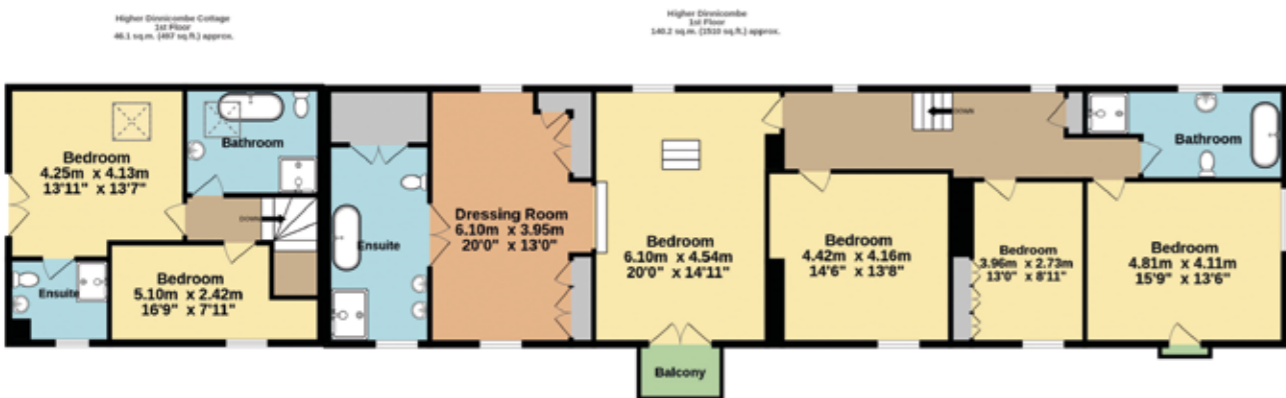
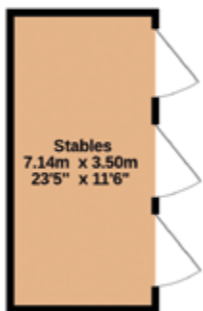
To the opposite side of the hall is the spacious sitting room with views over the gardens, grounds and countryside beyond. The open tread staircase in the dining room rises to the first floor, which includes a fabulous full height principal suite with exposed wood boarded flooring and roof timbers. The bedroom having glazed double doors to a balcony, with glazed balustrade provides glorious views over the grounds and surrounding South Hams countryside. Oak steps then lead up into the dressing room, with an extensive range of fitted wardrobe cupboards and shelving, and then through glazed doors to the ensuite bathroom with central bath tub, shower cubicle and twin basins on wash stand. On the first floor there are a three further bedrooms and family bathroom.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

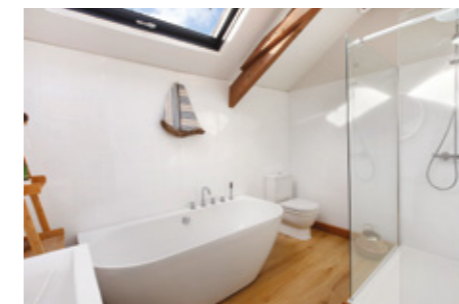


Outbuildings
38.8 sq.m. (348 sq.ft.) approx.



HIGHER DINNICOMBE COTTAGE

Adjoining the house is Higher Dinnicombe Cottage, which has been successfully used as a popular holiday let. Also beautifully presented and stylishly designed, it has an open plan kitchen/dining/sitting room with stone flagstone flooring, fitted kitchen, dining area and sitting area with wood burner and, on the first floor, a large bed/sitting room with French doors to outside and en suite shower room as well as a further bedroom and bathroom.



Approximate Gross Internal Area
503.3 sq.m. (5417 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



THE SHEPHERDS REST

From the forecourt the driveway continues to the separate detached garage/studio comprising of double garage and log store and door into the studio flat, The Shepherds Rest, with kitchen/dining room on the ground floor and stairs up to the sitting room/bedroom with balcony and shower room.



Beside the entrance drive is a useful range of outbuildings and handling pens, including stables and stores. The front of the house overlooks landscaped terraced lawned gardens and wildlife pond with an upper area containing some stone ruins of the original farmhouse, made into a feature, and an orchard area. To the rear of the house is a gravel terrace area beside the stream, steps up to a paved terrace and further lawned gardens. There is also a soft fruit and vegetable garden with greenhouse.

The grounds form a delightful and peaceful shallow valley incorporating a range of gently sloping pasture paddocks, divided by post and rail fencing and bisected by a small stream which runs through the gardens, via the pond, and provide an idyllic, secluded and unspoiled setting for the house.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Oil fired heating to house and cottage. Bottled gas to studio.

Local Authority: South Hams District Council: 01803 861234

Council Tax: Band F

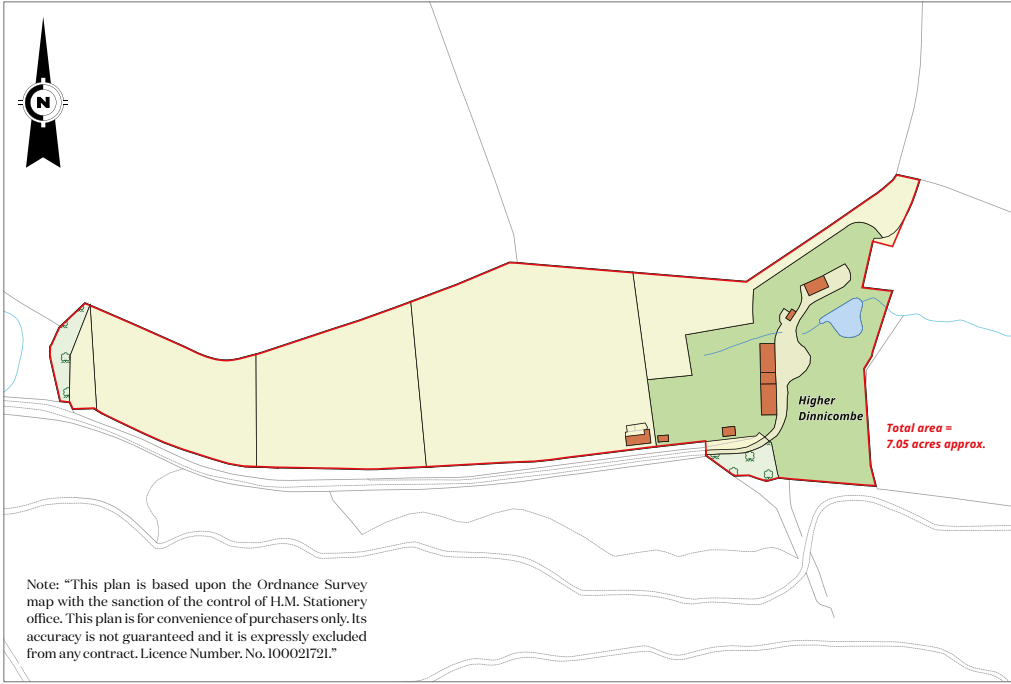
EPC: Higher Dinnicombe – D, Higher Dinnicombe Cottage – D, The Shepherds Rest Studio – C

Directions (Do not follow the post code or sat nav, please use what3words only).

What3words: ///nuptials.rather.sounds

Postcode: TQ9 7HX





I would be delighted
to tell you more.

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