



Luscombe Maye

Since 1873

Park Road, Dartington

Guide Price £675,000

4 2 1



DESCRIPTION

Luscombe Maye are pleased to present this charming 1930s Arts and Crafts style home situated in the glorious Dartington Hall Estate. With the extraordinary levels of charm and historic character this property offers, there is generous accommodation throughout. The property enjoys a fantastic rural feeling while enjoying all the amenities within the estate, creating an opportunity for a buyer to immerse themselves into the community of Dartington Hall Estate, the truly historic local landmark.

On the ground floor, a welcoming entrance hall leads to a bright and expansive sitting room, featuring original exposed beams matched with wooden oak flooring, a large picture window with far south facing garden views and a striking copper fireplace. This flows through to a versatile dining room, ideal for family meals or entertaining. The kitchen/breakfast room provides ample workspace and room for informal dining. There is direct access to the garden via a practical utility room with a separate WC completing the ground floor layout.

The first floor offers four well-proportioned bedrooms all flooded with natural light from the large windows, showing picturesque countryside views. The principal bedroom is notably spacious benefitting from dual aspect to the front and rear of the property. A centrally located family bathroom serves the first floor with a freestanding bath, WC and hand basin, alongside useful storage areas.

The loft area is accessed by a hatch and ladder with plentiful of boarded space and a Velux window providing natural light.

Externally to the front of the property there is a spacious lawned garden framed by mature trees creating privacy, with a shared pathway providing access to the property. The rear is an extensive predominantly lawned garden with gorgeous views of the surrounding parkland. Ideal for families, entertaining or relaxation in the sun.



The property also benefits from the opportunity to rent a garage just opposite on the site at the cost of £90 per month creating an additional parking space and storage.

METHOD OF SALE

5 Park Road is offered for sale by Formal Tender (unless sold prior). The deadline date for submission of tenders being Tuesday 26th May 2026 at 12 noon.

Buyers who wish to submit a tender will be required to sign a legal contract, and enclosed tender forms being available from the sellers' solicitor (see Legal Pack below) and provide a deposit of 10% of their offer price, as their tender. Tenders should be submitted to 59 Fore Street, Totnes TQ9 5NJ in an envelope clearly marked '5 Park Road'.

If either of these component parts are not submitted, their tender risks being declined.

The successful purchaser(s) will be liable to pay the sum of 1% plus VAT of the purchase price, as an administration fee in addition on completion. The successful purchaser(s) will also be required to pay legal costs - please refer to the contract pack.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitute an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 28 days later, or in the time frame as set out in the legal pack.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the property is offered for sale.

DARTINGTON

Dartington is a popular village within walking distance of Totnes along foot and cycle paths. It has a good range of facilities including a fine Victorian parish church, built from materials from a previous church at Dartington Hall, a post office/general stores, primary school, community centre, garage and public house. There is also a

playing field, a nature trail along the attractive Bidwell Brook and the popular Cider Press Centre. The village is best known for Dartington Hall, its literature festivals and the many cultural facilities and events that it offers. The A38, within ten minutes' drive, connects to the M5 at Exeter.

Totnes, which is about 1 mile, is known as an Elizabethan town but has much earlier origins with a castle, a wonderful position on the River Dart and a main line railway station. It has a well regarded community college, full range of shops, a weekly market and a wide choice of cultural facilities.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/R6cNwMR3BZqDB1a1rWFev3/view>). Alternatively, you can contact our team for this information.

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: The main walls are a mixture of solid brick and timber frame construction.

Main construction Brick and Block

Energy Performance rating: E

Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed. The system was installed on 1 Jan 2018.

Heating features: Double glazing and Open fire

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Allocated, Communal, and Garage

Building safety issues: No

Restrictions - Listed Building: Grade II
Restrictions - Conservation Area: Subject to Dartington Hall Estate
Legislation
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Shared pedestrian access exists via the
front path serving neighbouring properties.
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and boarded, accessed by: The main
roof space is accessed through a hatch in the landing ceiling.

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The information contained is intended to help you decide whether
the property is suitable for you. You should verify any answers which
are important to you with your property lawyer or surveyor or ask for
quotes from the appropriate trade experts: builder, plumber,
electrician, damp, and timber expert.

LETTINGS

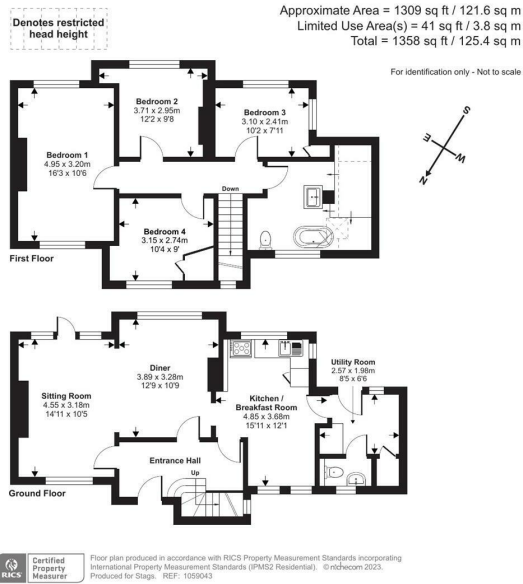
Luscombe Maye also offers an Award Winning Lettings service. If
you are considering Letting your own property, or a buy to let
purchase, please contact Andrew or Alex on 01752 393330 or
lettings@luscombemaye.com to discuss our range of bespoke
services.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye

DIRECTIONS

What3Words - outbursts.birthing.sector

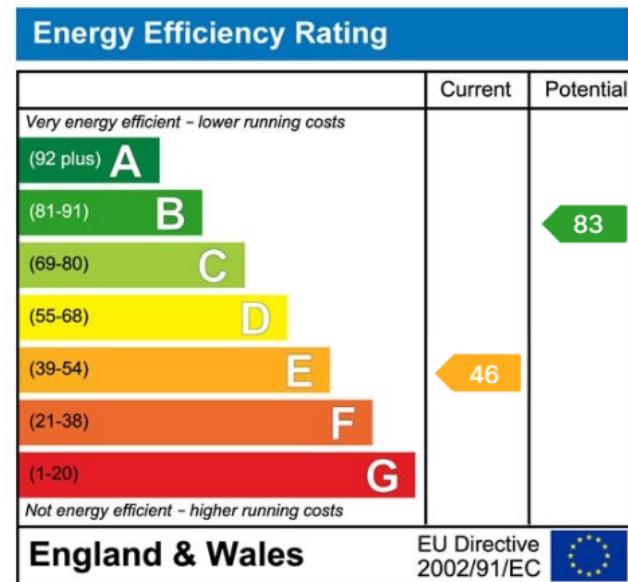


- 1930s Arts and Crafts House
- No Forward Chain
- Four Well-Proportioned Bedrooms
- Large Garden
- Formal Tender Date - Tuesday 26th May
- Benefits of Dartington Trust Membership
- Countryside Views
- Striking Copper Fireplace
- Semi-Detached House

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Use the QR code for further "Material Information" about this home



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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