

# 6 WARREN LANE DARTINGTON ESTATE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 6 WARREN LANE

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Situated on the 1,200 acre Dartington Hall Estate and enjoying stunning uninterrupted views over the parkland, 6 Warren Lane is a Grade II listed semi-detached property, built in the 1930s by Staverton Builders and designed by renowned Swiss-American William Lescaze of Howe Lescaze of America using modernist architecture.

The accommodation is well-presented throughout and comprises entrance hall with storage cupboards giving access to the kitchen and sitting/dining room which leads to the rear garden. Stairs from the hallway rise to the first floor where there is further storage on the landing and access to three bedrooms and the family bathroom.

To the front of the property is residents parking with steps and lawned bank leading to a small patio area, outside stores and steps to the front door. To the rear, steps lead up to a good-sized lawned garden with hedge boundary.

### DARTINGTON HALL ESTATE HISTORY

Originally built in the late 14th century, Dartington Hall became home to Leonard and Dorothy Elmhirst in 1925 when they came to Devon to find a place to start a social and cultural experiment in rural living. Over the next 50 years they created an extraordinary place. They built schools and an art college, started businesses (a cider press, a furniture company, a building company, sawmill, farms, a textile mill, a glass-making company and many more), built a sophisticated arts centre and used it to bring world-class artists and thinkers to South Devon. The Estate is a study in architecture from the Medieval Hall to High Cross House, a masterpiece in Modernism by the Swiss-American architect William Lescaze. There are 42 listed buildings on the Estate as well as a 26 acre Grade II\* listed garden. Facilities offered on the Estate today include an independent cinema, a hotel, an award-winning restaurant and two cafés offering locally sourced food and drink as well as a wide range of events, courses and activities throughout the year.

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.



# PROPERTY DETAILS

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**Property Address**

6 Warren Lane, Dartington Hall, Totnes, Devon, TQ9 6EG

**Mileages**

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

**Services**

Mains electric, water and drainage. LPG heating system with a combi boiler. £600.00 Per annum service charge for estate management.

**EPC Rating**

Current: 39, Potential: 67

**Council Tax Band**

Band C

**Tenure**

Freehold

**Authority**

South Hams District Council

**Key Features**

- NO CHAIN
- Grade II listed
- Situated on the Dartington Hall Estate
- Well-presented accommodation throughout
- 3 bedrooms
- Outstanding views over parkland

**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.

**Viewing**

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.

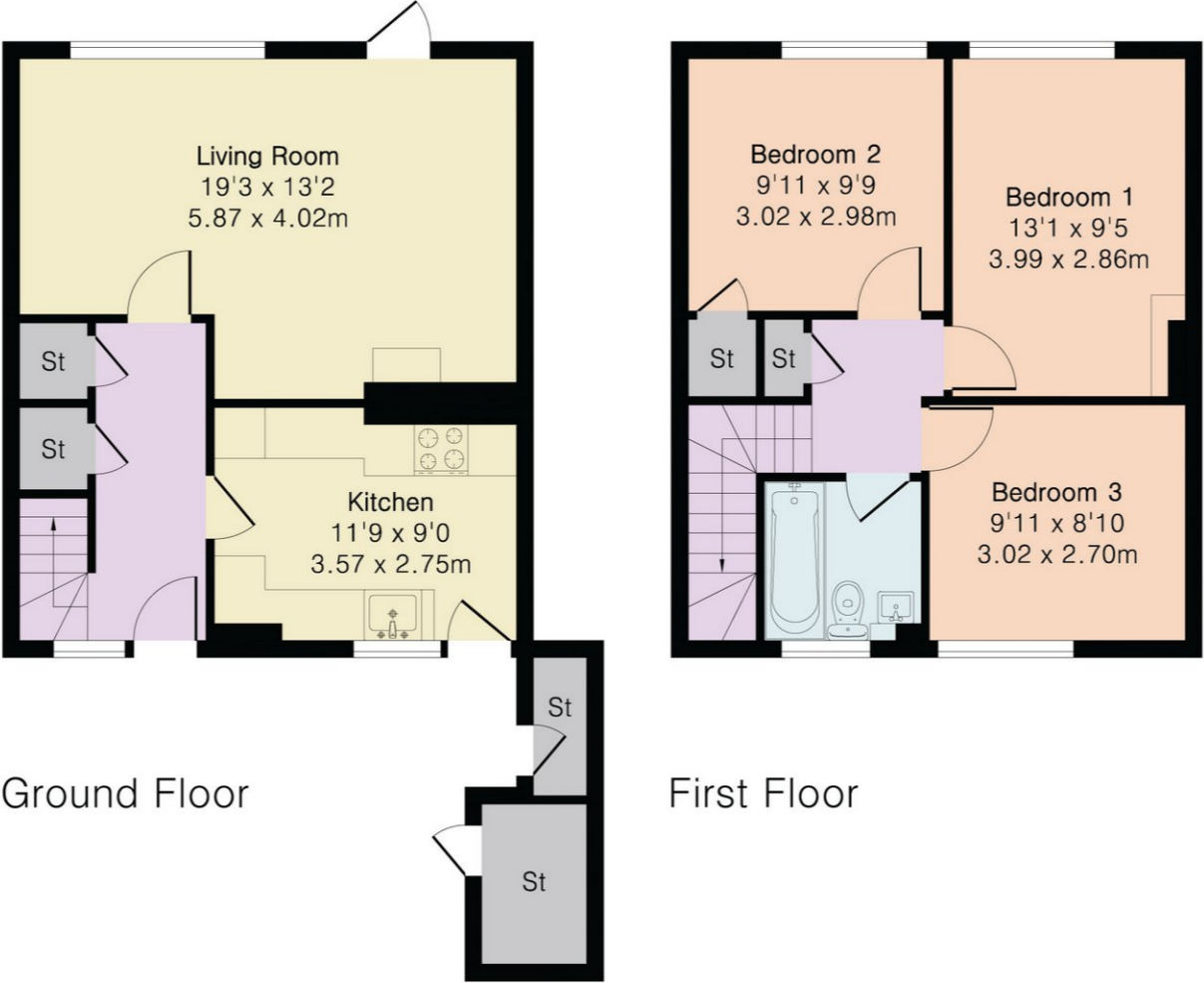


# FLOORPLAN

Approximate Gross Internal Area 905 sq ft - 84 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 434 sq ft – 40 sq m



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