



Kirkstone House



**STAGS**

# Kirkstone House

Moat Hill, Totnes, Devon, TQ9 5ER

A38 5 miles; Plymouth 24 miles; Exeter 29 miles

A beautifully enhanced detached home with landscaped gardens, generous parking and far-reaching views, moments from the River Dart and Totnes town centre

- Beautifully improved detached home
- Stylish kitchen and west-facing dining room with deck access
- Mature private gardens
- Walking distance to River Dart and Totnes town centre
- Freehold
- Bright and spacious accommodation
- Up to six bedrooms inc flexible lower ground floor suite
- Generous parking and carport
- Easy access to major transport links
- Council tax band E

## Offers Over £850,000

### SITUATION

Kirkstone House occupies a discreet yet highly convenient position just a short walk from the vibrant heart of Totnes and the banks of the River Dart. This sought after Elizabethan market town is admired for its independent shops, galleries, cafés and restaurants, as well as excellent schooling and cultural events. The River Dart offers wonderful opportunities for boating and riverside walks, while the main line station provides direct services to London Paddington. The A38 Devon Expressway is within easy reach, offering swift access to both Exeter and Plymouth.

Set just off Moat Hill, the property enjoys an elevated setting with views across the townscape towards Bridgetown, all within easy reach of daily amenities.

### DESCRIPTION

Kirkstone House offers generous, well-arranged accommodation over three floors, creating a home that is both practical and quietly uplifting in its design. Large windows and elevated views bring a sense of openness, while the principal reception spaces connect naturally to the terraces and gardens, making the property well suited to everyday living and occasional entertaining alike.

The layout provides impressive flexibility, with defined areas for work, family life and quiet retreat. Of particular note is the lower ground floor, which benefits from its own external access and a self-contained arrangement of rooms. This space can serve as an excellent suite for multi-generational living, guest use or as an appealing income opportunity, offering a valuable degree of independence from the main accommodation.



### ACCOMMODATION

Entry is gained at first floor level via a paved terrace, where a glazed door opens into the welcoming reception hall. From here stairs rise to the upper floor, with a further staircase descending to the lower ground floor. A cloakroom lies just off the reception hall.

The sitting room is a wonderfully bright space, centred around a striking lantern roof that floods the room with light. Patio doors lead into the conservatory, a delightful garden room with stone flooring and French doors opening onto the level lawn.

To the opposite side of the hall is a bedroom/study with generous natural light. Beyond is the dining room, an elegant dual-aspect space with French doors opening to the west-facing decked terrace, perfect for al fresco dining. The kitchen adjoins, fitted with stylish green cabinetry, quality appliances and further patio doors offering another connection to the deck and garden.

Stairs lead up to the second floor where there are four bedrooms and a family bathroom. The principal bedroom enjoys access onto an extensive paved balcony set over the sitting room, enclosed by a balustrade (to be fitted) and providing beautiful views across Totnes. Bedroom Two includes fitted wardrobes, Bedroom Three functions comfortably as a double, and Bedroom Four is ideal as a single bedroom or additional study.

The lower ground floor provides a highly flexible suite comprising a generous bedroom/family room, a utility room with fitted units and space for appliances, and a bathroom with bath, separate shower and vanity unit. This entire level offers clear potential to serve as a self-contained studio if required, with its own external access.

### OUTSIDE

Approached via Sharpham Drive and Orchard Terrace, the property benefits from an unusually generous private parking area for the town, with space for several vehicles together with a covered carport to the side.

From the parking area, steps rise to the main entrance terrace. To the east of the house lies a level lawn accessed from the conservatory, bordered by established hedging for privacy. At the far end are a timber shed and a summerhouse.

To the west, and accessed from the dining room, is a raised decked terrace enjoying afternoon and evening sun and a second level lawn.

### SERVICES

Mains water, drainage and electricity. Gas-fired central heating (newly fitted boiler 2024).

### DIRECTIONS

From the Stags Granary office in Totnes, proceed onto Warlands Road and continue to its end before bearing right onto Sharpham Drive. Follow the road where a rising lane appears on the right beside a high stone wall leading to Orchard Terrace. Turn right, then immediately left into the signed private parking area for Kirkstone House.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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