





Lower Weeke Farm

TQ6 0JT

- No Forward Chain
- Far Water & Countryside Views
- Access to Footpath Directly To Dartmouth Castle and Coast Path
- 11 Acres
- Five Double Bedrooms
- Multi-generation or Income Potential
- Characterful Property
- Detached Property
- Triple Garage and Driveway Parking
- Dartmouth Estuary Views



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Lower Weeke is a remarkable country and waterside residence set within an elevated and private position, enjoying breath taking panoramic views across the Dart Estuary, Dartmouth's marinas, the historic town and the rolling countryside beyond.

Approached via a long driveway lined with mature rhododendrons, camellias and hydrangeas, this exceptional home offers a perfect blend of character, space and versatility.

Beautifully presented throughout, the accommodation is light-filled and generously proportioned, making it ideal for both family living and entertaining. The impressive dual-aspect sitting room enjoys stunning water and countryside views and features a striking wood-burning fireplace, while the timber-beamed conservatory dining room opens directly onto the terrace, creating a seamless connection between the house and gardens. A substantial study provides an excellent home-working space, and at the heart of the home is a bespoke oak-beamed kitchen complete with central island, Aga, extensive storage and informal dining area, flowing through to a cosy snug with wood burner. The bedroom accommodation is equally impressive, with a superb master suite featuring a dressing room, en-suite shower room and picturesque countryside views. A second double bedroom benefits from its own en-suite and beautiful estuary outlook, while two further double bedrooms are served by a well-appointed family bathroom. A self-contained guest suite on the lower ground floor, comprising a bedroom, bathroom, sitting room and kitchenette, offers excellent flexibility for guests, multi-generational living or potential income generation.

Outside, the beautifully landscaped gardens and grounds have been designed to maximise the outstanding setting, with a variety of terraces and seating areas from which to enjoy the spectacular views. A heated outdoor swimming pool provides a wonderful space for relaxation and entertaining, while three ornamental spring-fed ponds add to the tranquillity of the surroundings.

Further benefits include extensive parking, a triple garage, substantial storage areas and a large barn with mezzanine level offering a range of potential uses. Set within approximately six acres of paddock-style grounds, Lower Weeke represents a rare opportunity to acquire an exceptional family home





VIEWING: Viewing strictly by appointment with Luscombe Maye 01803 869920

DIRECTIONS: .Start on Fore Street, Totnes, heading east toward Station Road. Turn right onto A381 toward Harbertonford/Dartmouth. Stay on the A381 through Harbertonford and Halwell. At the Sportsmans Arms roundabout, continue straight, following signs for Dartmouth. Continue on the A381 into the outskirts of Dartmouth (Townstal). Turn left onto Weeke Hill (a rural lane). Follow Weeke Hill downhill until you reach Lower Weeke Farm.

SERVICES: Mains electricity and water. Private drainage. Gas central heating.

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax Band C



**Approximate Gross Internal Area 5194 sq ft - 482 sq m
(Excluding Garage & Barn)**

Lower Ground Floor Area 809 sq ft – 75 sq m

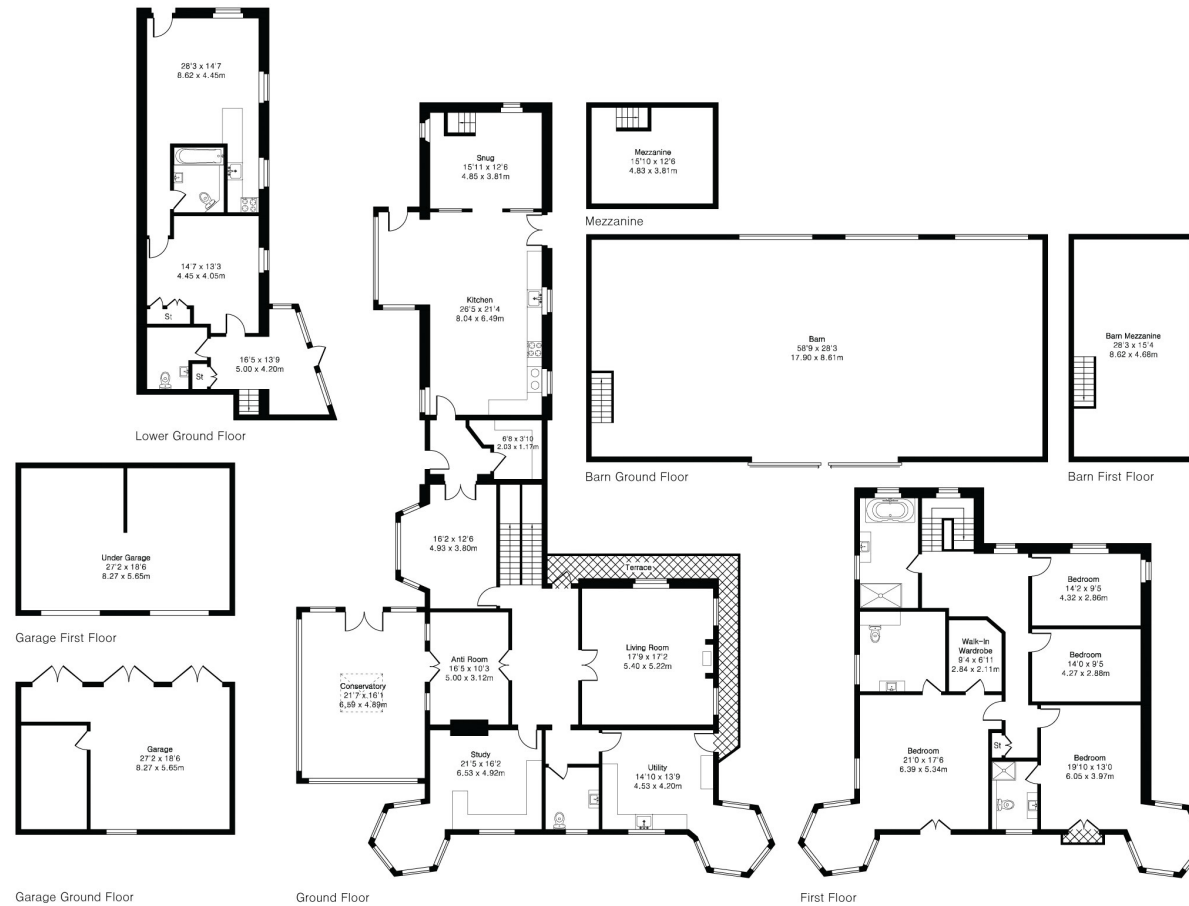
Ground Floor Area 2651 sq ft – 246 sq m

Mezzanine Area 198 sq ft – 18 sq m

First Floor Area 1536 sq ft – 143 sq m

Garage Area 1007 sq ft – 94 sq m

Barn Area 2093 sq ft – 194 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Luscombe Maye

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