





Perched on a hillside just outside Dartmouth, Higher Venice is a wonderful, statuesque home where mornings begin with light streaming across the valley and evenings linger with the sound of owls in the woodland below. This exceptional 18th-Century home is surrounded by over 20 acres of verdant private grounds, where formal lawns give way to wildflower banks and streams weave their way down to the valley floor.





Secluded Yet Connected

The approach is quietly impressive. A long, sweeping gravel Driveway leads you past woodland edges to the house itself, where timeworn stone and soft planting frame the entrance. Inside, the Entrance Hall sets the tone with terracotta tiling and a sense of proportion that feels both generous and welcoming.

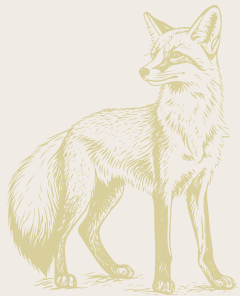








Higher Venice House
ALLALEIGH





Grand Dining

At the heart of the home lies the Kitchen, a space that balances practicality with charm. Well-equipped with two ovens, fridge-freezer, dishwasher, and laundry facilities, it is designed to meet the needs of both family life and entertaining. Its generous proportions allow for relaxed dining, while its characterful features retain the sense of an 18th-Century home.

The adjacent formal Dining Room is a striking space, perfect for hosting dinners and celebrations, with a sense of occasion that only a period home can offer.





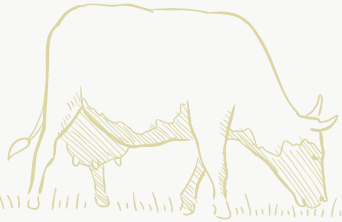
The Living Room and Snug each provide their own distinct character, both centred around attractive fireplaces that create a focal point for the rooms. These spaces offer a choice of atmosphere – one for convivial gatherings, the other a quiet retreat.

Beyond, the light-filled Sunroom links House and Garden, with bi-fold doors that open fully to the Terrace and the expansive views beyond. This connection to the outdoors makes it a particularly inviting room throughout the seasons, whether filled with summer air or bathed in low winter light.

For further leisure and entertaining, the Lower Ground Floor offers additional reception spaces in the form of a Cinema Room and Games Room, providing a dedicated setting for film nights and family fun.





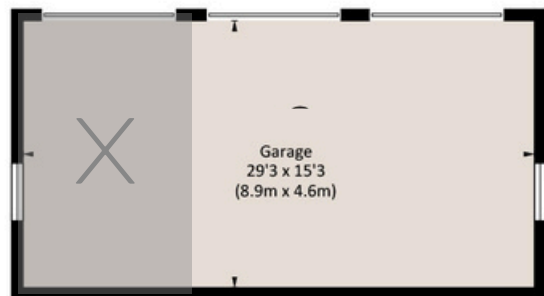


Relax and Unwind

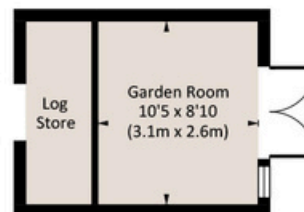


Upstairs, five Bedrooms offer calm and comfort. The Principal Bedroom, with its En-suite Shower Room, is a sanctuary, its windows framing the ever-changing landscape. The second suite is equally generous, while three further Bedrooms and a well-appointed Family Bathroom ensure space for everyone.

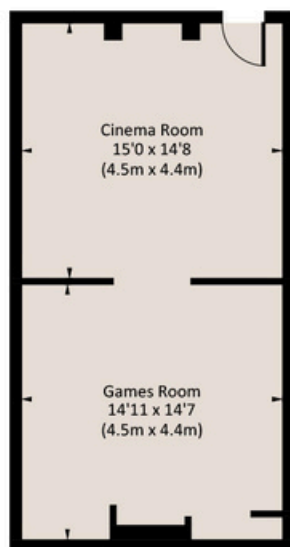




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Location / Orientation)

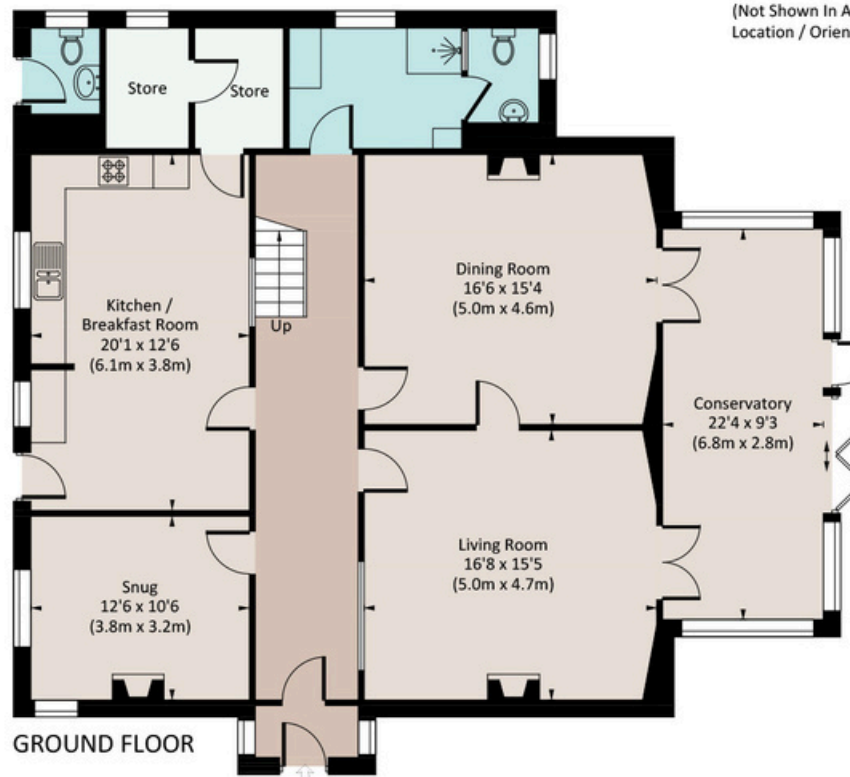


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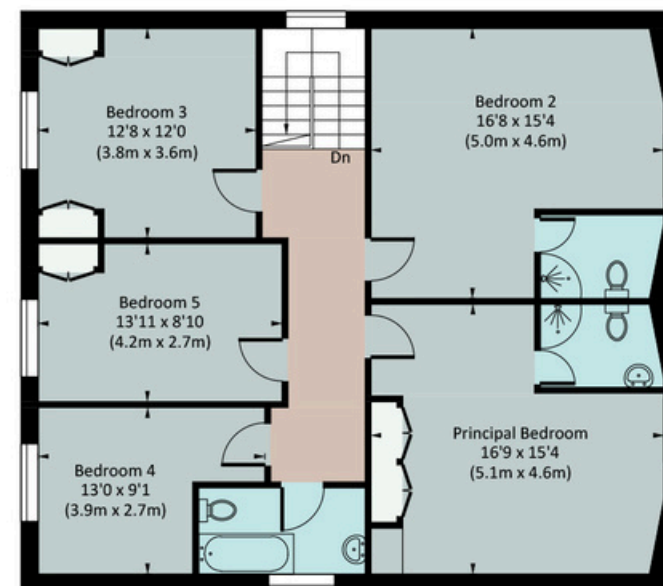


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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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The Little Details

- **Postcode:** TQ9 7DL
- **Tenure:** Freehold
- **Council Tax Band:** G
- **Local Authority:** South Hams District Council
- **EPC rating:** Band F
- **Services:** Mains Electricity & Water
Drainage Septic Tank
- **Heating:** Oil
- **Broadband Speed:** Standard Speed. Up To 14 Mbps
- **Mobile Signal:** Dependant On Provider
- **Parking:** Triple Garage, Driveway
Parking For Multiple Vehicles
- **Access:** Level Access From Driveway
- **Transport:** Totnes (6.5 miles) For
Mainline Trains To London. A38 Devon
Expressway: 20 Miles, Blackawton
(nearest Village) 2 Miles, Pub (Malsters
Arms): 3 Miles



About Allaleigh



Beaches:

Blackpool Sands, Slapton Sands, Strete Gate



Cinema:

Flavel Dartmouth. Totnes Cinema



Theatre:

The Flavel, Dartmouth.



Restaurants:

The Malsters Arms, George Inn, The Sportsmans



Watersports:

The Paddleshack, Sailing @ Dittisham



Shops

Community Village Shop, Sainsburys & Lidl



Schools:

Blackawton Primary, Dartmouth Community College, King Edward VII College, Totnes



Sports:

Fusion, Dartmouth, Dartmouth Golf Club



noddeds.jeeps.seagulls



We would love to show you around

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