



*Higher Venice  
House & Barn*

ALLALEIGH, BLACKAWTON



Some homes feel like a retreat, but Higher Venice is so much more. Perched on a hillside just outside Dartmouth, it is a place where mornings begin with light streaming across the valley and evenings linger with the sound of owls in the woodland below.

At its heart stands a substantial 5-Bedroom Country House, elegant and inviting, designed for both family living and entertaining. Set apart within the grounds is a handsome stone Barn which comes with planning consent to create a striking 3-Bedroom home with its own vehicle entrance and landscaped surroundings.

Together, they sit within acres of rolling countryside, woodland glades, wildflower banks and gently meandering streams. A setting that is as beautiful as it is private – a rare opportunity to own a true country estate.

  
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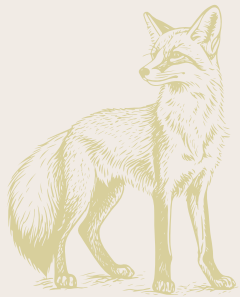


## *Secluded Yet Connected*

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 of the Main House sets the tone with terracotta tiling and a sense of proportion that feels both generous and welcoming.



  
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## *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.

  
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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.





  
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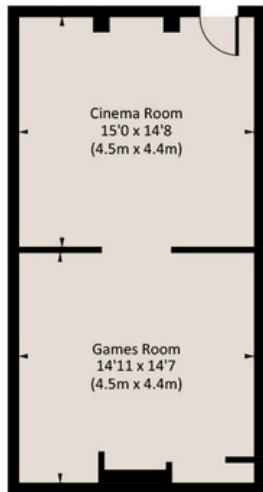


## *Relax and Unwind*



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.



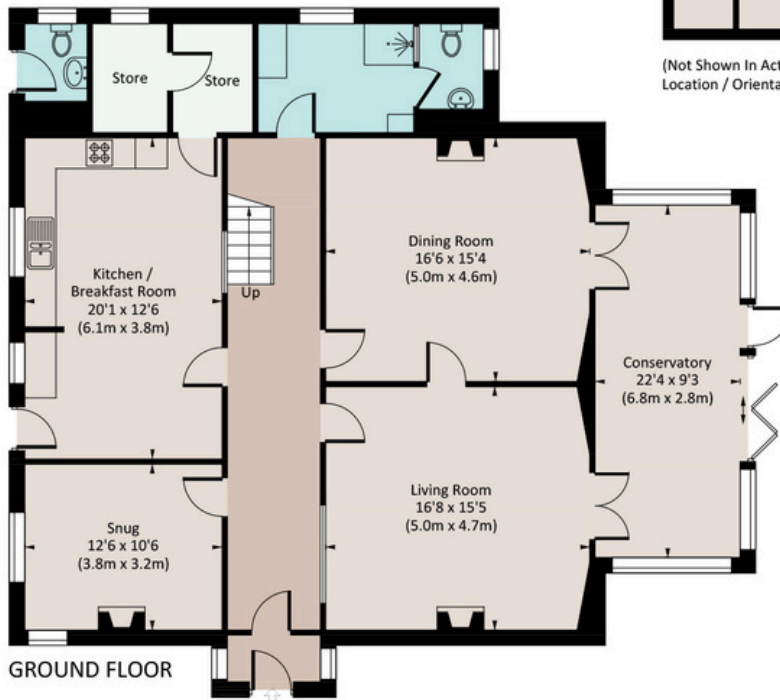


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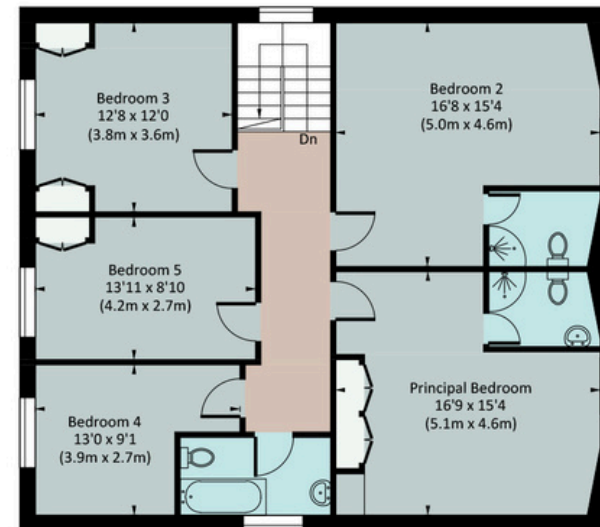
LOWER GROUND FLOOR



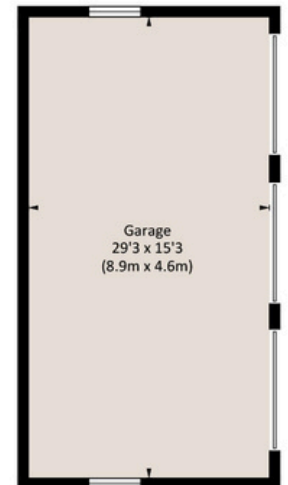
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GROUND FLOOR



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



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## Venice Barn

Positioned a little apart from the main house, the Barn is a striking two-storey stone building with enormous potential. Planning consent is already in place for its conversion into a charming 3-Bedroom home, with associated landscaping to create a beautiful setting and its own vehicle entrance for privacy.

Its rustic timbers and soaring rooflines lend themselves to a dramatic, characterful interior and with thoughtful conversion, it could become a truly sensational residence – a perfect complement to the main house at Higher Venice or a completely independent dwelling in its own right.

For full details of the planning consent see ref: 0704/20/FUL on the South Hams Planning Portal

Please note Higher Venice Barn is subject to a Devon Residents' Covenant. Please contact South Hams District Council for further information on 01803 861234.





*We would love to show you around*

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