



Crickety, Wrangaton, TQ10 9HH

CHRISTOPHER'S  
SOUTH HAMS

Delighting in an enviable, elevated position that commands panoramic views of the surrounding landscape that are so private, they seem to have been painted just for you, is this traditional 'gentleman's residence' that expertly balances stately elegance with rural charm. Hidden away off a rustic lane and immersed in its own 4 acres of mature, verdant grounds sits 'Crickety', a handsome, detached, working country home and secluded retreat.

Displaying symmetry with highly flexible accommodation throughout, the incredibly thoughtful layout has been designed to truly embrace the character of this period-accurate 1930s setting. Classical architecture can be seen in the high ceilings and well-proportioned rooms and attractive features such as full-length windows, slate floors and a sapphire-blue Aga all work together to emphasise the charm from a 'golden age'.

A rather lavish entrance vestibule and hall immediately welcome you inside, acting as a super, central hub to greet guests into the rest of the home, with an exposed fireplace enhancing the stateliness.

The large farmhouse kitchen offers an immense amount of storage with integrated appliances, further complimented by the beautifully appointed and very spacious utility room, lending itself to hide away those daily chores or to create a fabulous walk-in larder fit for any budding culinarian. For a more refined dining and entertaining experience, the neighbouring dining room and separate sitting room provide an intimate ambience to spend time with guests. The 'formal and fun' worlds collide as both of these reception rooms flow through to the rear garden room and home bar. Saturated in natural light from its superb, southerly, triple aspect overlooking the garden lawns, this room screams 'theatre' and is the perfect stage to retire to with a gathering of family and friends, spilling outside onto the flag-stoned terrace, to toast the air with a nice glass of 'something'.

Downstairs also offers a bedroom with ensuite shower room and with the adjacent entrance hall giving access, could make a lovely guest suite, self-contained space for a dependent relative or even a growing teenager looking for a small slice of independence.

Upstairs, there are 3 double bedrooms. The vastly imposing principal suite is fully embellished by a wall of wardrobes, transforming this bedroom into a streamlined, clutter-free haven; almost an architectural feature in itself. The feature fireplace and the truly engaging triple aspect, south-facing outlook expertly blends ultra-chic with character charm making this a special place to unwind and relax at the end of the day. The ensuite shower-room is particularly impressive; exquisitely finished with quality and high-end presentation – showcasing twin basins, storage and a very generous walk-in shower with drencher-head. A further family bathroom completes the true luxury to this home – boasting a roll-top bath and separate walk-in shower, again with drencher head – utterly divine and boutique.

Among many other fantastic attributes, this property has a custom-tailored, almost artisanal quality, studio that poses a wealth of multi-functional opportunities from gym, home working, guest annexe or even a little self-indulgence – a home cinema and dedicated relaxing space. With a little imagination, the possibilities are endless.

Nods to Crickety's fascinating 1930s history are reflected in the grandeur of the sweeping drive and feature ornamental fountain allowing distinguished guests a rather majestic entrance.

The extensive, wrap-around gardens include sweeping, manicured lawns, established Hardwood trees, paths through dappled, wooded areas and even your own lake to exercise those Romantic enlightenments. A significant array of functional outbuildings include extensive stabling with light, power and water connected, timber vehicular storage, wet room and workshop, each with light and power as well. Of particular note is the 50m x 30m all-weather menage, a specifically engineered equestrian space designed to be usable all year, surrounded by grazing and a fantastic addition to this incredible homestead. The lifestyle at Crickety continues to provide an inspirational space for both deep reflection and spirited time with loved ones. It expertly marries the inclusivity of masculine, feminine, modern, period, adult and childhood whims, whilst wholly celebrating a calm perfection. With echoes of past dignitary visits bringing a richness to its history, it could be described as 'imposing', demanding respect, but it is by no means an intimidating home. It is outstanding, compelling and inviting and viewings are highly recommended.



## Key Features

1930s Stately Homestead, Private Estate with 4 acres+  
Stunning, Immersive Views  
Plentiful Period-Accurate Features  
Over 3,000 sq.ft of Highly Flexible Accommodation  
Multi-Functional Studio  
Multiple Outbuildings  
Equine/Dog Wet Room with Hot LPG Shower in Situ  
Equestrian Facilities & Stabling with Light, Power & Water  
Gardens & Lake

## Situation & Amenities

Set against the dramatic backdrop of Ugborough Beacon, Wrangaton is a traditional village sitting on the A38 and skirting the southern edge of the Dartmoor National Park and our magnificent property is just a mere 5 minute hack from open moorland. During WWII, fields in the Wrangaton area were used as a US Army supply depot for troops training for the D-Day landings and a legacy to this period are three Nissan huts. There are still industrial units next to the railway which were also built as a Royal Navy Supply Depot and used until 1996. Wrangaton is in the Ugborough Parish and located between South Brent and Ivybridge. Between them they boast a wealth of amenities including places of worship, supermarkets, post offices, GP and Dental surgeries, chemists, primary schools, pubs, antique shops, leisure facilities and libraries, to name but a few. The stunning moorland landscapes provide beautiful walks and the South Hams coastline is just a short drive away. The prominent Ivybridge Community College with its World Class Quality Mark Award provides secondary education as well. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town. Steeped in history as far back as Domesday, Wrangaton is a developing hamlet with excellent transport links and commutable access to Plymouth, Torquay and Exeter.

**Services:** Oil-Fired Central Heating, Mains Electricity,  
Mains Water. Private Drainage.

**NB:** The current owners have privately rented a further 2 acres of adjacent land from a neighbour which may be able to continue under new ownership.+

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

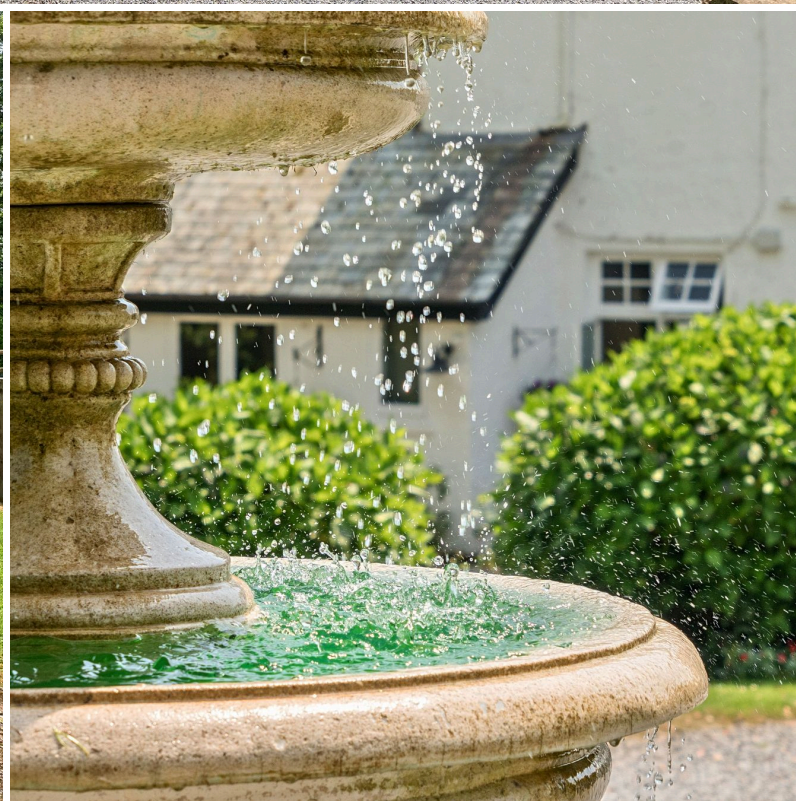
**Local Authority:**  
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**Planning Authority:**  
Dartmoor National Park,  
Bovey Tracey, TQ13 9JQ.

**Council Tax Band:** G

**Tenure:** Freehold.

**Viewings:**  
Strictly by appointment through  
Christopher's South Hams  
01752 746 550







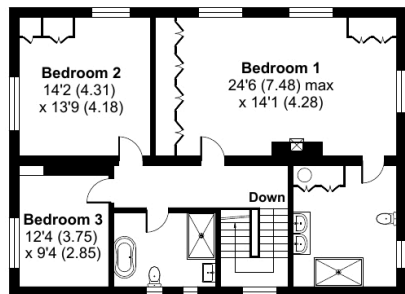
# Wrangaton, South Brent, TQ10

Approximate Area = 3140 sq ft / 291.7 sq m (excludes carport)

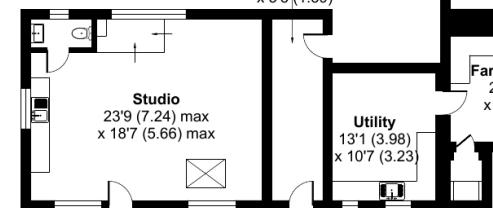
Outbuildings = 1904 sq ft / 176.8 sq m

Total = 5044 sq ft / 468.5 sq m

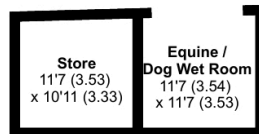
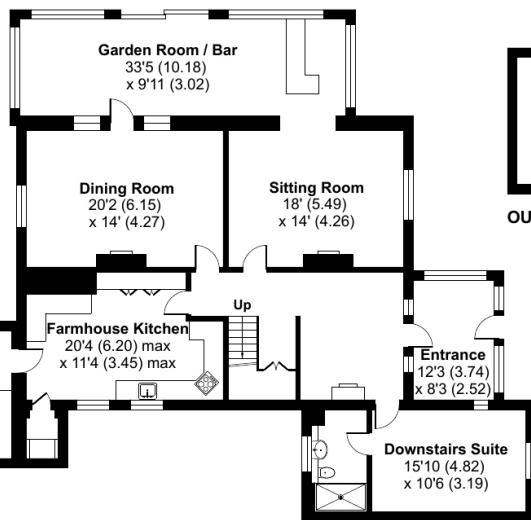
For identification only - Not to scale



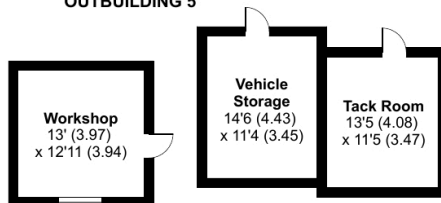
**FIRST FLOOR**



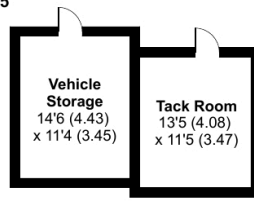
**GROUND FLOOR**



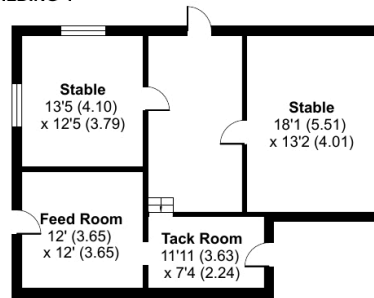
**OUTBUILDING 5**



**OUTBUILDING 4**

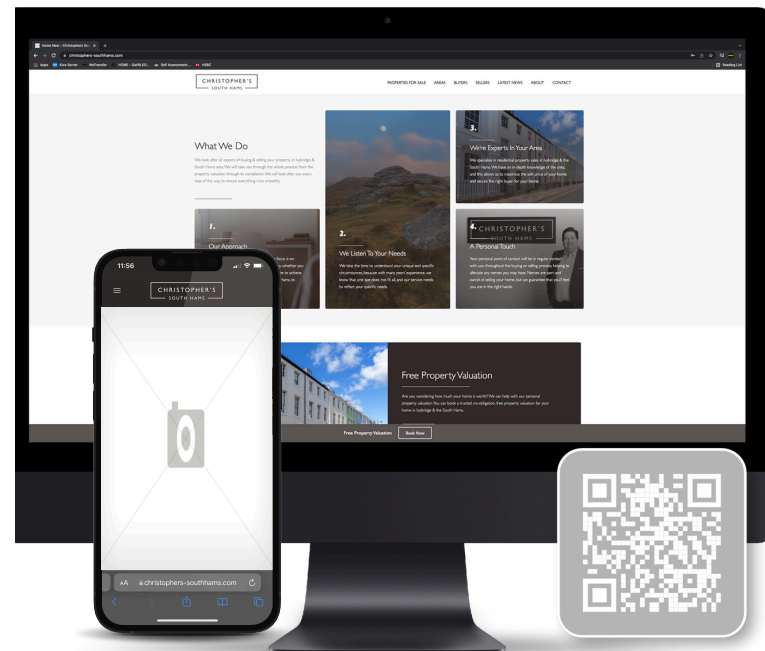
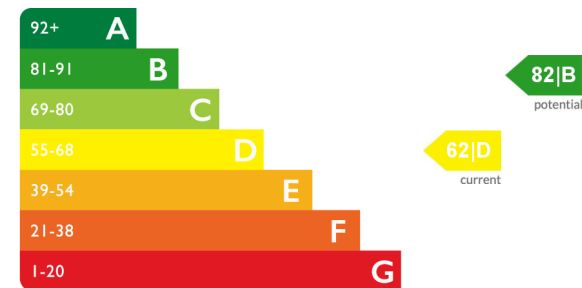


**OUTBUILDING 2 / 3**



**OUTBUILDING 1**

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

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SOUTH HAMS

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