





# Brook House

Diptford, Totnes, TQ9 7PG



For sale via Informal Tender | Spacious country home | Set within a plot of approximately 16.64 acres | Versatile outbuildings including a barn and stables  
Impressive main reception room with bay window and exposed stone fireplace | Beautifully maintained gardens with a vegetable patch and private woodland  
Five bedrooms | Idyllic yet accessible South Hams location | Far-reaching countryside views | Solar Panels  
EPC Rating D | Council Tax Band G



6 Fore Street, South Brent, Devon, TQ10 9BQ  
T: 01364 646170 | E: [southbrent@luscombemaye.com](mailto:southbrent@luscombemaye.com)  
[www.luscombemaye.com](http://www.luscombemaye.com)

## DESCRIPTION

Luscombe Maye is delighted to bring to market Brook House, a superb country home set within approximately 16.33 acres in total. Offering gardens, pasture, woodland, stables and a barn, the property presents an excellent opportunity for a variety of lifestyle or amenity uses. The property is being sold by informal tender (see below for further details).

**Lot 1** – Brook House, woodland, paddock, stables and barn (shaded white on the plan)

Brook House is a beautifully presented five-bedroom country home set within approximately 2.8 acres in an idyllic yet accessible South Hams location. The property enjoys well-maintained gardens, areas of woodland and paddock, all combining to create a peaceful setting with far-reaching countryside views. A stable block and barn add further versatility. The heart of the home is the impressive main reception room — a generously proportioned space ideal for both relaxing and entertaining. A striking bay window frames views over the garden and fills the room with natural light, while an exposed stone fireplace with wood-burning stove provides a warm and characterful focal point.

The accommodation flows seamlessly into a separate dining room, perfect for more formal occasions. The well-equipped kitchen/breakfast room offers ample storage and preparation space, along with room for informal dining. A rear porch provides convenient access to the gardens, while a utility room, pantry and ground-floor shower room enhance practicality. Internal access to the garage offers additional storage and flexibility.



Upstairs, five well-proportioned bedrooms are arranged around a central landing. The principal bedroom enjoys attractive views over the surrounding countryside, while four further bedrooms provide adaptable space for family, guests or home working. These are served by a family bathroom and an additional shower room.

Externally, the gardens are beautifully maintained and include a vegetable patch, creating a private and peaceful environment. Woodland planted with native trees adds further character and amenity value. The outbuildings, including a barn and block of stables, provide excellent scope for a variety of uses, subject to the necessary consents.



## DIPTFORD

Diptford, a pretty South Hams village with a parish church and primary school, is about five miles from Totnes and three miles from the A38 at Marley Head. The village and its surrounding countryside are in an area of outstanding natural beauty. South Brent, within about three miles, has a useful choice of shops and a post office. Totnes, known as an Elizabethan town but much older with a castle, a wonderful position on the River Dart and a main line railway station (London 3 hours), has a community college, a full range of shops, a weekly market and a wide choice of cultural facilities.

**Lot 2** - Land and woodland  
(hatched blue on the plan)

The land extends to approximately 13.53 acres in total and comprises two field parcels of permanent pasture amounting to approximately 13.02 acres, together with a triangular block of woodland extending to approximately 0.51 acres. The property is being sold by informal tender (see below for further details).

Previously used for livestock grazing, the land is gently sloping and offers potential for a range of other uses including amenity/ recreation/ equestrian or conservation uses, subject to obtaining the necessary planning consents.

Access may be gained via a single vehicular width gateway, one for each field, from the council maintained Charford Cross to Kerswell Cross road.

This land is currently served by a natural spring water supply.



## MATERIAL INFORMATION

Verified Material Information

Council Tax band: G

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: Survey Instructed

Number and types of room: 5 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: Yes - owned outright

Other electricity sources: Solar battery

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Oil-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing and Solar water

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Anob

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No



All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert. To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, access the additional material information (<https://moverly.com/sale/Q3azqTd1d1fGZHBSEosXjz/view>). Alternatively, you can contact our team for this information.





  
 Brook House, Diptford  
 Total Area: 241.7 m<sup>2</sup> ... 2601 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

### SERVICES

Mains electric and water, septic tank, oil-powered central heating

### COUNCIL TAX

G

### TENURE

Freehold

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

### VIEWINGS

By appointment with Luscombe Maye, South Brent.

### DIRECTIONS

what3words location  
fulfilled.trunk.aviators

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

