



6 Moor Road,

Staverton, Totnes, Devon, TQ9 6PB

RENDELLS

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Guide Price of £395,000

Occupying a delightful position within a peaceful cul-de-sac in the sought-after village of Staverton, this spacious semi-detached home enjoys a wonderful setting surrounded by the beautiful South Devon countryside. The accommodation comprises an entrance hall, lounge, kitchen/diner, porch, ground floor shower room and conservatory. To the first floor are three well-proportioned bedrooms, two of which enjoy far-reaching countryside views, together with a family bathroom. Outside, the property benefits from generous gardens to both the front and rear, a brick-built store, greenhouse, productive growing areas and a raised decked terrace.

- Situated In A Prime Village Location
- Lounge w/ Wood Burning Stove
- Far-Reaching Countryside Views
- Three Well Proportioned Bedrooms
- Ground Floor Shower Room
- Outbuilding/Store

The Situation

The property enjoys a peaceful setting in the popular village of Staverton, nestled within the picturesque Dart Valley between Totnes and Dartington. Surrounded by rolling countryside, woodland and the River Dart, the village offers an enviable lifestyle in one of South Devon's most attractive locations.

The area is renowned for its walking and outdoor pursuits, with numerous footpaths and bridleways leading through the surrounding countryside and along the River Dart. The vibrant market town of Totnes lies just a short distance away, offering an excellent selection of independent shops, cafés, restaurants and amenities. Dartington Hall Estate and many of the South Hams' most celebrated attractions are also within easy reach.

The Accommodation

Entrance Hall

A welcoming entrance hall provides access to the principal ground floor accommodation and houses the staircase rising to the first floor. A large window allows natural light to fill the space, creating a bright first impression.

Lounge

The lounge is a generously proportioned reception room extending the length of the property and enjoying a warm and inviting atmosphere. A wood burning stove set within the fireplace provides an attractive focal point, whilst double doors open into the conservatory, creating an excellent flow between the living spaces.

Kitchen/Diner

The kitchen/diner forms the heart of the home and offers a sociable space for everyday living. Fitted with a range of units complemented by timber work surfaces, the kitchen provides ample storage and preparation space together with room for appliances. The traditional oil-fired Rayburn serves both cooking and heating requirements.





The dining area comfortably accommodates a family dining table and enjoys a pleasant outlook over the garden. Double doors open directly onto the raised decked terrace, ideal for outdoor dining and entertaining.

Porch

Accessed from the kitchen, the porch provides a useful secondary entrance and practical storage space.

Ground Floor Shower Room

Conveniently positioned on the ground floor, the shower room provides useful ancillary accommodation for family living and visiting guests.

Conservatory

The conservatory is a light-filled addition to the property, enjoying attractive views across the rear garden towards the surrounding countryside. A versatile space, it is ideally suited for dining, relaxing or entertaining throughout the year, with doors opening directly onto the garden.

The First Floor Accommodation

Principal Bedroom

The principal bedroom is a spacious double room enjoying a delightful outlook across the rear garden and surrounding countryside. The room offers ample space for bedroom furniture, creating a comfortable retreat.

Second Bedroom

A further well-proportioned double bedroom positioned to the rear of the property and benefiting from similarly attractive countryside views.

Third Bedroom

The third bedroom overlooks the front of the property and offers flexibility as a bedroom, nursery, study or hobby room.

Bathroom

The family bathroom is fitted with a freestanding roll-top bath with shower over, wash hand basin and WC. Complemented by tiled walls and a heated towel rail, the room combines character and practicality.

The Grounds

Gardens & Store

A particular feature of the property is the generous plot, with established gardens to both the front and rear creating an attractive setting for the house.

The front garden is predominantly laid to lawn and framed by mature shrubs, plants and trees. A pathway leads to the front entrance and continues around to the rear garden. The current owners have also incorporated wildlife-friendly features, including a charming hedgehog hotel.

The rear garden enjoys a good degree of privacy together with delightful views across the surrounding countryside. Predominantly laid to lawn, it features mature planting, established borders and productive growing areas.

A raised decked terrace provides an ideal space for outdoor dining and entertaining. Further benefits include a greenhouse, brick-built store and useful under-conservatory storage.

Additional Information

Council Tax
Band C.

Tenure

Freehold.

Services

Mains water (metered supply), mains electricity and mains drainage are connected. Heating is provided via an oil-fired Rayburn. The property also benefits from solar PV panels.

Local Authority

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

Viewing Arrangements

Strictly by appointment through Rendells Totnes Estate Agents.

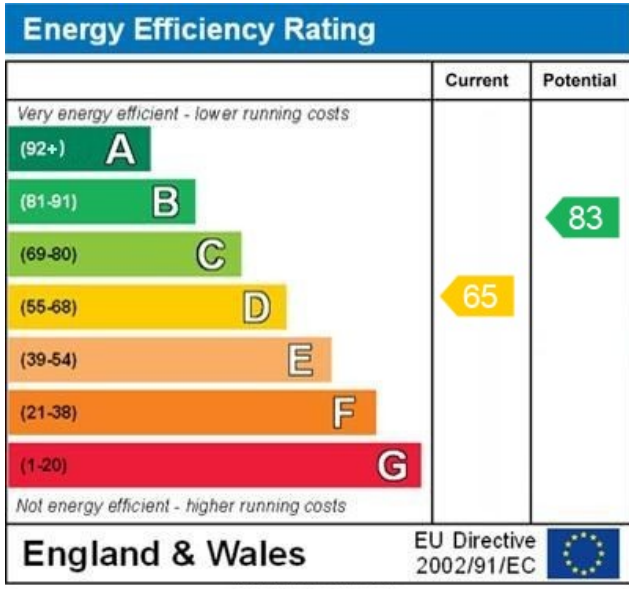
Mileages

Dartington Hall Estate 2 miles approx., Totnes 3 miles approx., Sharpham Vineyard 4 miles approx., Ashprington 4 miles approx., Dartmouth 12 miles approx., Blackpool Sands 14 miles approx., Salcombe 20 miles approx., Plymouth 25 miles approx., Exeter 30 miles approx.

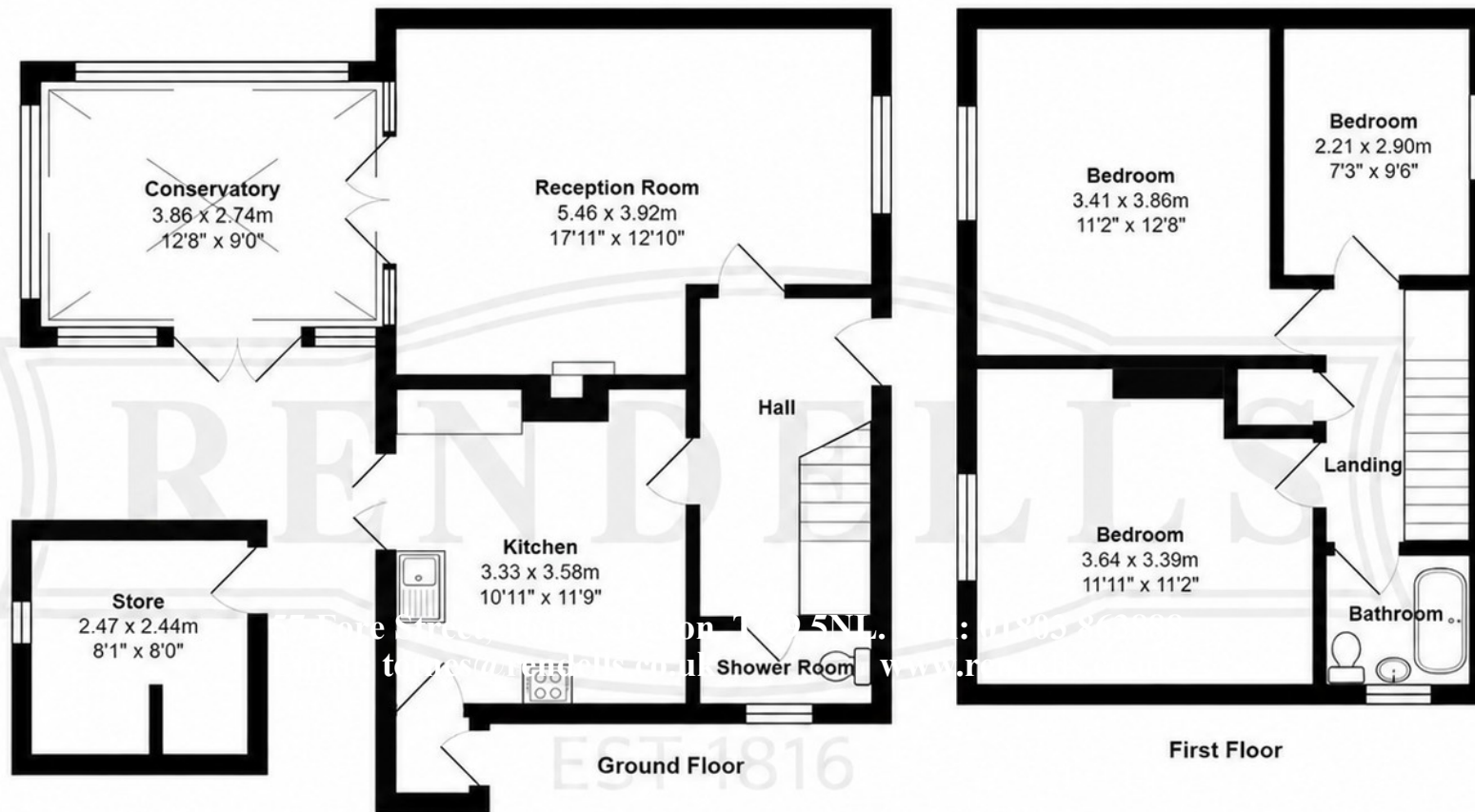
Directions

From Totnes town centre, follow the B3387 towards Dartington and Staverton. Continue for approximately 3 miles, passing through Dartington before crossing the River Dart into Staverton village. Turn onto Moor Road and continue for a short distance, where the property will be found within the cul-de-sac.

For satellite navigation, please use postcode TQ9 6PB.







Ground Floor

First Floor



6 Moor Road, Staverton
 Total Area: 97.9 m² ... 1054 ft² (excluding store)
 All measurements are approximate and for display purposes only

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