



LOT 1 - Little Greyhills



Totnes 5.5 miles; South Brent 6 miles;
South Coast 13 miles; Plymouth 20 miles;
Exeter 35 miles

A private South Hams country property with a detached bungalow, self-contained annexe, useful outbuildings and approximately 4.06 acres, offering superb versatility in a peaceful rural setting

- Detached bungalow with annexe
- Beautiful rural setting with far-reaching views
- Approximately 4.06 acres of land
- Versatile smallholding or equestrian property
- Extensive barns, stables and outbuildings
- Private setting with long driveway approach
- Attractive gardens and natural surroundings
- Additional lifestyle features available separately
- Freehold
- Council tax band D

Guide Price £895,000

SITUATION

Little Greyhills occupies a delightful and private position within the rolling South Hams countryside, close to the village of Diptford. The area is renowned for its unspoilt landscape of undulating farmland, wooded valleys and quiet country lanes, offering a peaceful rural lifestyle whilst remaining accessible.

The market town of Totnes lies within easy reach, providing a wide range of independent shops, cafes and amenities, together with a mainline railway station offering services to London Paddington. The surrounding area offers excellent opportunities for walking, riding and outdoor pursuits, with the South Devon coast also within convenient distance.

DESCRIPTION

Enjoying an enviable setting with far-reaching views across the surrounding countryside, Lot 1 at Little Greyhills presents a rare opportunity to acquire a versatile rural smallholding with significant lifestyle appeal.

The property comprises a well-proportioned detached bungalow, complemented by a separate annexe created from a converted former garage, together with an excellent range of outbuildings suited to equestrian, smallholding or amenity use. The land extends to approximately 4.06 acres and forms the principal holding, surrounding the house, gardens and buildings.

The property offers a wonderfully private setting, approached via a long driveway from the adjoining country lane, with the house and buildings positioned to enjoy the views and natural surroundings. Additional lifestyle features including a yurt, cabin, shepherd huts and hot tub are available by separate negotiation, providing further potential for ancillary or leisure use, subject to any necessary consents.

ACCOMMODATION

The bungalow is entered via a porch/utility area, leading directly into a well-appointed kitchen, fitted with a range of units and providing ample workspace. The kitchen flows through to the dining room, a well-proportioned space ideal for both everyday family use and entertaining.

From the dining room, double doors open into the sitting room, a generous principal reception room centred around a feature fireplace. This in turn leads into the adjoining sun room, a bright and airy space with an attractive outlook over the gardens and surrounding countryside and direct access outside.

An inner hall provides access to the bedroom accommodation, comprising four bedrooms. The principal bedroom is of particularly good size, with three further bedrooms offering flexibility for family, guests or home working. The family bathroom is fitted with a bath with shower over, wash basin and WC.

LITTLE IDLE

The property is entered into a spacious open plan sitting room, forming the principal living area and offering a comfortable and flexible space. This leads through to the adjoining kitchen/dining area, fitted with a range of units and providing space for dining. Also on the ground floor is a bathroom, fitted with a bath with shower over, wash basin and WC.

Stairs rise to the first floor where there is a generous double bedroom, enjoying a dual aspect and complemented by useful eaves storage to either side.

OUTSIDE

Lot 1 is approached via a long private driveway from the adjoining country lane, leading to a generous parking and turning area adjacent to the bungalow and outbuildings. The grounds immediately around the house are well maintained and provide a pleasant setting for outdoor seating and entertaining.

The land extends to approximately 4.06 acres and forms the main setting of the property, including the house, annexe, gardens, outbuildings and adjoining pasture. The land is gently sloping in parts, interspersed with mature trees and natural features, with far-reaching views over the surrounding South Hams countryside.

An excellent range of outbuildings includes stabling, a hay/tack room, a large barn, tractor shed and field barn, providing extensive storage and versatility for agricultural, equestrian or smallholding use.

Within the grounds are several additional features including a yurt and shepherd huts, together with a hot tub, all of which are available by separate negotiation.

SERVICES

Mains electricity and water. Private drainage via a bio-digesting soakaway system installed in 2017, serving both the bungalow and annexe. Oil-fired heating via a Sandyford range.

According to Ofcom, standard broadband is available. The property currently benefits from wireless Airband broadband with speeds reported up to approximately 600 Mbps. Mobile coverage is predicted to be good outdoors across all major networks, with variable indoor coverage depending on provider.

DIRECTIONS

Proceed out of Totnes on the A381 towards Kingsbridge. At Harbertonford, turn right after the church, then left over the bridge after a short distance. Continue for approximately 1 mile, passing through the farm and bearing right up the hill, where the entrance to Little Greyhills will be found on the left.

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