



SEAWARDSTONE

Blackawton, Devon



A SUPERB, BEAUTIFULLY PRESENTED AND
SPACIOUS FAMILY HOME WITHIN EXTENSIVE
GARDENS AND GROUNDS IN A PEACEFUL,
PRIVATE, RURAL SOUTH HAMS LOCATION

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Snug | Kitchen/dining room/conservatory | Cloakroom | Utility room

First Floor: Principal bedroom/bathroom suite | Three further bedrooms and bathroom

Second Floor: Bedroom/office

Annexe: Hall | Sitting/dining room | Kitchen | Bedroom | Bathroom

Outside: Office | Garden stores | Outbuilding | Terraces and gardens | Woodland | Pastureland

In all about 9.29 acres (3.76 hectares)

Distances: Totnes 7.5 miles, Dartmouth 8.5 miles, Kingsbridge 6.5 miles
(All distances are approximate)

Guide price: £1,800,000

SITUATION

Seawardstone is situated in the heart of the South Hams, between Totnes, Kingsbridge and Dartmouth, near to the beautiful South Devon coast. The delightful village of Blackawton is about 1.7 miles away and has a primary school, church, pub, The George Inn, community shop, village hall and an active community. Within easy reach are the beaches at Blackpool Sands, Slapton Sands and the coastline of Start Bay, as well as the South West Coast Path, providing spectacular coastal walking. Also nearby is the River Dart, renowned for its beauty, abundant wildlife and excellent opportunities for sailing and other watersports.

The property is approximately equidistant between Totnes, Dartmouth and Kingsbridge. The attractive market town of Totnes is well known for its cultural scene, independent shops, weekly markets and arts community, as well as cafés, restaurants and specialist food shops. The historic naval town and port of Dartmouth, at the mouth of the River Dart Estuary, with its deep water harbour, attracts sailors from all over the world and has an excellent selection of boutiques, galleries, pubs and restaurants, as well as being famous for the Britannia Naval College and the annual Royal Regatta. The popular market town of Kingsbridge, at the head of the Kingsbridge Estuary, also provides an excellent choice of shops, galleries, cafés, pubs and restaurants. There are supermarkets and secondary schools at all three towns and a golf course at Best Western The Dartmouth Hotel, about 4 miles away.

The South Hams is renowned for its beautiful rolling countryside dotted with pretty villages and towns and also its stunning coastline with beaches, estuaries, coves and rocky cliffs. To the north is Dartmoor National Park, known for its picturesque scenery.

In Totnes there is a station with mainline connections to London (Paddington) and from Totnes, via the A385, there is access to the A38 dual carriageway leading to Exeter and the M5 motorway.





THE PROPERTY

Seawardstone is a fine Victorian/Edwardian style house situated at the end of a long entrance drive off a small country road in a beautifully peaceful and private, rural, setting in the heart of the unspoiled, rolling, farmland of the South Hams.

Inside, the house is beautifully presented and has the well-proportioned, high-ceilinged rooms with sash windows typical of the architectural period and provides luxurious, stylish and spacious family accommodation, with delightful rural views from several of the rooms over the surrounding, rolling, South Hams countryside.



To one side of the entrance hall is the 27 foot sitting room with bay window, fireplace with ornate surround and mantel, decorative cornicing and picture rails, whilst to the other is the stunning open plan family living area, all with exposed boarded flooring, incorporating the snug with fireplace with woodburner and decorative surround and fitted cupboards and bookcases to either side, fitted kitchen with high quality fittings and appliances including island with breakfast bar and steps up to the fabulous light and spacious conservatory extension, providing the dining and sitting areas with French doors out to the terrace and gardens.

On the first floor is the principal suite and three further bedrooms and bathroom with both shower and bath and stairs rise to a bedroom/office on the second floor with exposed boarded flooring and roof timbers and 'Juliet balconies' at either end with lovely rural views.





Within the grounds, but well away from the house, is Meadow Lodge, a delightfully private and peaceful studio cabin providing charming and comfortable accommodation all opening onto a decked terrace with pergola overlooking the gardens. This can offer great flexibility for the incoming buyer.

The long entrance drive leads in through the grounds and around to a parking and turning area beside the house. French doors from the dining/sitting room/conservatory open to an enclosed paved terrace area to the rear of the house, providing a delightful outside dining and sitting area and, to the side of the house is a potager garden with raised beds and terrace area. Around the house are extensive, well timbered, gardens with lawned areas and a profusion of mature ornamental trees and shrubs, as well as a woodland area to the east side.

Within the grounds are outbuildings including a useful home office with sliding glazed doors opening into the gardens, garden stores and a further outbuilding and, adjoining the gardens, are two gently sloping pasture paddocks including a further copse area.







Approximate Gross Internal Area
374.4 sq.m. (4030 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



PROPERTY INFORMATION

- Tenure:** Freehold
- Services:** Mains water and electric. Oil central heating. Private drainage (septic tank).
- Local Authority:** South Hams District Council: 01803 861234
- EPC:** E
- Council Tax:** G
- Directions:** TQ9 7AB ///large.incisions.sensitive



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