

Painsford Manor

Totnes

A handsome manor house with substantial outbuildings, set in an idyllic rural position

Painsford Manor, Totnes, TQ9 7EE

Totnes town centre 2.6 miles, Totnes mainline station 3.2 miles, Plymouth 24 miles, M5 (Jct 31) 25 miles, Exeter 31 miles, Exeter Airport 34 miles

Features:

Hall | Sitting room | Family room | Kitchen/dining room
Second kitchen | Store | 6 Bedrooms | 2 Bathrooms
Barns & outbuildings | Garden | Pasture | EPC rating E

About 20 acres in all







The property
Painsford Manor is a fine Grade II* listed detached country house that provides six bedrooms and a wealth of period character. The barns and historic stone outbuildings comprise more than 13,000 sq. ft and provide the potential for development with lapsed planning permission for several additional dwellings.

Character features in the main house include exposed timber beams, wood panelling, high ceilings and exposed brickwork, as well as large sash windows welcoming plenty of natural light. The ground floor provides two kitchens, one of which could be used as a utility room, with both being large enough to fit a dining table as well as fitted units and all the necessary appliances. The larger of the two kitchens includes an Aga. Also on the ground floor, there are two comfortable reception rooms, in the sitting room and family room. Both are similarly proportioned, with the sitting room featuring a brick-built fireplace.

The first floor has five beautifully presented double bedrooms, including a generous principal bedroom and a grand second bedroom with rich wood panelling and a fireplace. The first floor also has a family bathroom, while the second floor offers an additional double bedroom, as well as a family bathroom.

Outside
The outbuildings include a large cattle barn, stables and other assorted farm buildings, including two large stone buildings which are subject to redevelopment plans. They offer significant potential as additional family homes, rental properties or holiday lets (subject to the necessary consents). The house and outbuildings are accessed via the driveway, which leads to courtyard areas with plenty of parking space and access to the barns and stables. The house itself has a delightful garden with rolling lawns and meadows, patio areas and various established shrubs, trees and flowering perennials. Beyond the garden, the grounds extend to surrounding fields and meadows, which provide plenty of grazing pasture for livestock, or training and exercising grounds for horses.

Location
The property is set in a stunning rural location, close to the small and peaceful village of Harbertonford, on the edge of the South Devon National Landscape. The village has a post office, a village hall, a parish church and a primary school, while a range of amenities can be found in Totnes, three miles away. Facilities at Totnes include a variety of shops, supermarkets and a choice of schooling, including the outstanding The Grove School and for secondary, King Edward VI Community College. The area is well connected by road, with the A380 providing easy access towards Torquay and Exeter to the north, and the A385 connecting to the A38 towards Plymouth. Totnes mainline station is also within easy reach.



















Directions
Taking the A38 south from Exeter, leave at the exit for the A384 and turn left at the junction onto the A384. Follow the A384 for 4.3 miles, then take the first exit at the roundabout in Dartington onto the A385. Approaching Totnes, turn right onto the A381/Western By Pass, then after 0.9 miles, turn left, following the sign for Ashprington. Turn right, following the sign for Harbertonford and continue for 0.8 miles before turning left, following the sign for Bow Bridge. You will find the entrance to the property on the right.

What3Words///postings.cement.walls brings you to the property's driveway.

General
Local Authority: South Hams District Council
Services: Private water, private drainage (not compliant to current regulations), mains electricity, oil fired AGA and heating
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,700,000
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Planning: Purchasers are advised to make their own enquiries with regards to planning consents
Rights of Way: There is a public right of way crossing part of the land. Further details are available from the agents.









Painsford Manor, Totnes, Devon
Main House internal area 4,740 sq ft (440 sq m)
Outbuilding internal area 13,732 sq ft (1,276 sq m)
Total internal area 18,472 sq ft (1,716 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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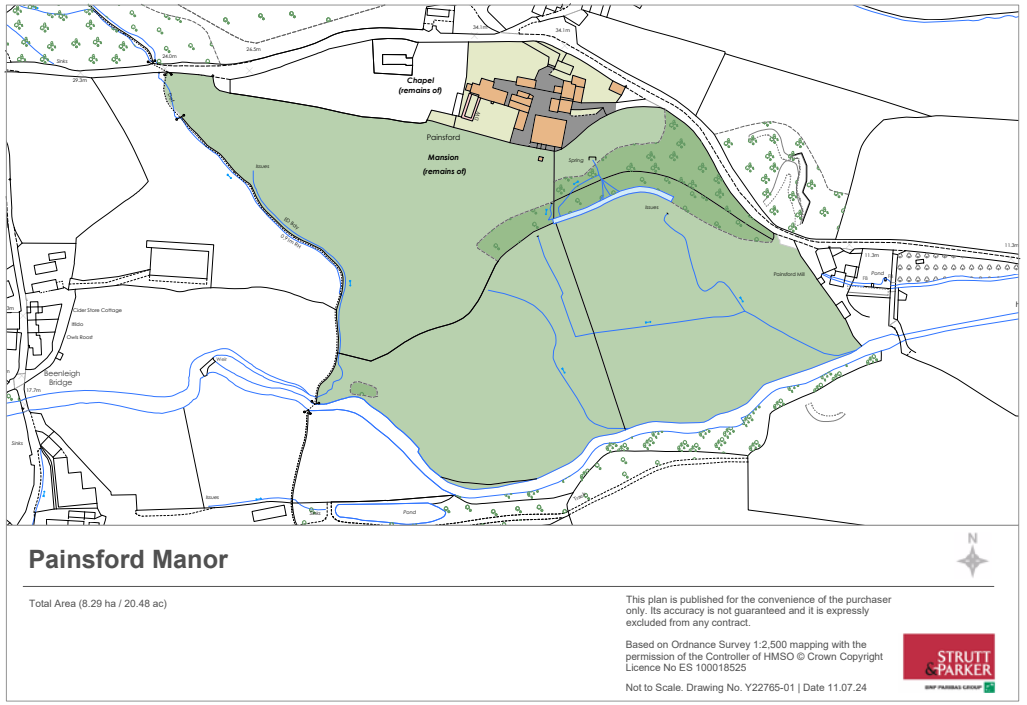
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