# Hepburn House, Diptford, Totnes



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**Two reception rooms | Four bedrooms | Three bathrooms | One-bedroom annexe with studio below | Field shelter | Stores | Hay barn | Planning permission for equestrian barn | Direct river frontage | Fishing rights Woodland | Paddocks | Approximately 20 acres | 4,482 sq ft**

**Offers over £1,800,000**

An exceptional country property with a detached annexe, set on the banks of the River Avon and surrounded by approximately 20 acres of beautifully maintained grounds. The property benefits from woodland, fishing rights, outbuildings and equestrian facilities.

**The property**
Hepburn House is an impressive family home, offering over 3,000 sq ft of thoughtfully designed and beautifully appointed accommodation. Positioned in a stunning rural setting, beside the River Avon and within the South Devon National Landscape, the property showcases stone and timber-clad elevations, while the interior blends character features with stylish contemporary finishes. The property has been renovated by the current vendors and offers excellent eco-credentials with an EPC rating B.

The ground floor is designed for modern living and entertaining, with a semi open-plan layout connecting the sitting room and the striking kitchen/dining area. The sitting room has a modern fireplace and French doors that open onto the gardens, while the expansive 28ft kitchen/dining room features a vaulted ceiling with exposed timber beams and a triple aspect, including bi-fold doors and skylights that flood the space with natural light. There is space for a large family dining table, while the bespoke kitchen is fitted with modern units, a central island with breakfast bar and a range cooker. A separate utility room provides further space for storage and appliances.

Additional living space includes the comfortable Snug, while the ground floor also has one double bedroom with an en suite shower room offering versatile accommodation. Upstairs, the galleried landing leads to two double bedrooms and the impressive principal bedroom which offers built-in storage, an en suite shower room with double vanity and a Juliet balcony maximising the exceptional views. A contemporary family bathroom with a bath and a separate shower unit serves this floor. Stairs rise to a second-floor room, ideal as a study, additional bedroom or storage space.

The detached annexe provides further well-appointed additional accommodation. Currently configured over the first floor, the annexe accommodation comprises an open-plan living area, kitchen and bedroom served by an en suite shower room while the ground floor offers a generous studio space suitable for a variety of uses.

**Outside**
The property is nestled in a private and secluded setting surrounded by enchanting gardens that run to the banks of the River Avon and include a beautiful timber deck at the water's edge. The grounds include rolling lawns with well-stocked colourful flower beds and shrubs, an orchard and peaceful wooded meadows carpeted by seasonal bluebells. Beyond the gardens are fenced paddocks providing ideal use for equestrian purposes or for grazing livestock while there is also a large area of hard standing. The gently flowing River Avon runs alongside the grounds offering an idyllic waterside setting and valuable fishing rights. Outbuildings include a hay barn, a field shelter with stable door fittings and three large stores. The property also benefits from planning permission for the construction of an equestrian barn. Further information can be found on the South Hams planning portal.

**Location**
The property is set in a picturesque rural location, close to the small and peaceful village of Diptford, on the edge of the South Devon National Landscape. The village has a community hall, a 14th century parish church and a popular primary school, while a range of amenities can be found in nearby Totnes, South Brent, Modbury and Kingsbridge. Facilities at Totnes include a variety of shops, supermarkets, galleries and public houses and a choice of schooling as well as a mainline station with direct services to London Paddington. 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.

The surrounding area including nearby Dartmoor National Park offers excellent opportunities for walking and riding, while numerous opportunities for sailing are also close by at Dartmouth and Salcombe. The area provides a good range of state schooling including Diptford Parochial C of E Primary School and Ivybridge Community College together with excellent secondary schools in Totnes and Kingsbridge, Torquay's renowned Grammar schools and a selection of established independent schools including Totnes Progressive, Park, St. Christopher's Staverton, Sands and Stover at Newton Abbot.

**General**
Local Authority: South Hams District Council
Services: Mains electricity. Private water. Private drainage which we understand is compliant with current regulations. Ground Source Heat Pump. Underfloor heating. 9kw photovoltaic panels.
Council Tax: Band G. Tenure: Freehold
EPC Rating: B. Annexe: B
Planning Reference: 1186/18/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Right of Way: A public footpath crosses part of the property's boundary. Further information is available through the vendors agent.
Wayleaves and Easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile Coverage/Broadband: Information can be found here https://checker.ofcom.org.uk/en-gb/





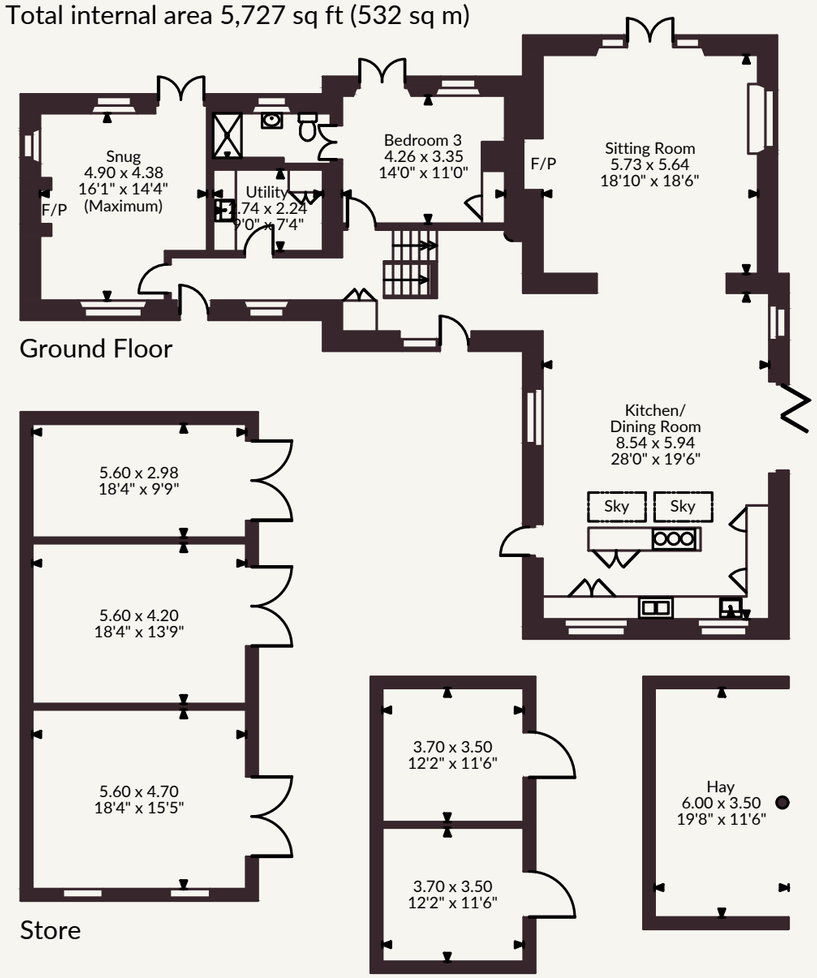








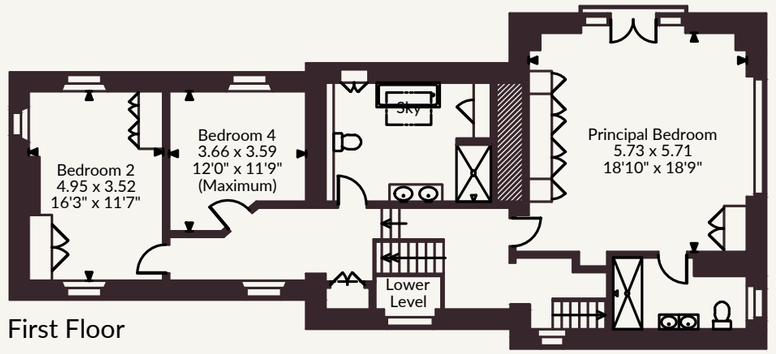
Hepburn House, Diptford, Totnes
Main House internal area 3,005 sq ft (279 sq m)
Annexe Building internal area 1,477 sq ft (137 sq m)
Outbuildings internal area 1,245 sq ft (116 sq m)
Total internal area 5,727 sq ft (532 sq m)



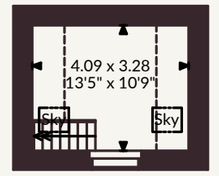

Ground Floor

Store

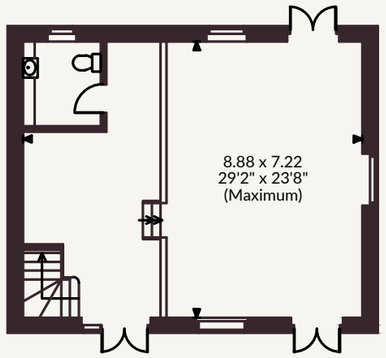
Field Shelter



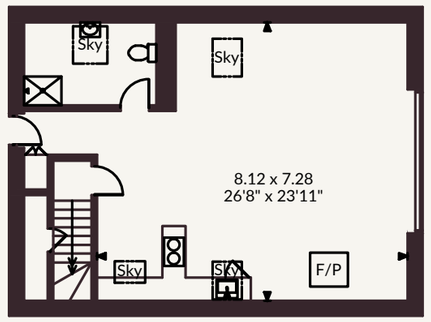

First Floor



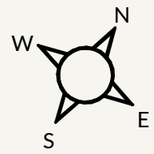

Second Floor




Annexe Ground Floor




Annexe First Floor






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