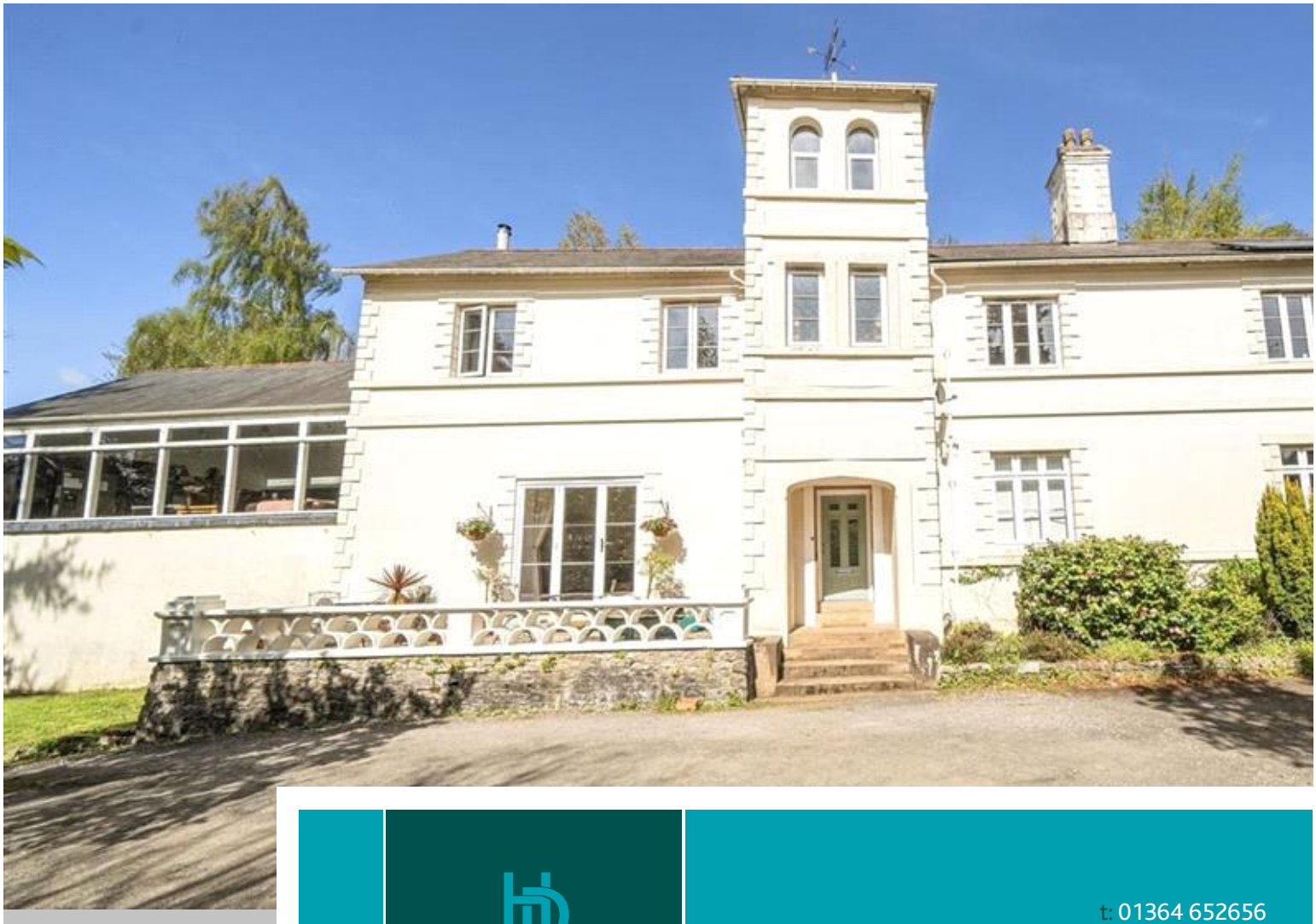





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Ware House, Buckfastleigh TQ11 0JR

A stunning semi-detached Victorian residence with walled garden on the outskirts of Buckfastleigh with easy access to Totnes and the A38 for Plymouth and Exeter

Reception Hall | Living Room | Large Kitchen-Day Room | Family/Cinema Room
Utility and Shower Room | Five Double Bedrooms | Four En-Suites | Office-Turret Room
Ample Parking | Attractive Gardens

Guide Price £799,950



Sales | Lettings | Commercial | Land | Valuations for Probate



Situation & Description

Ware House occupies a semi-rural setting in the valley of the River Dart between Buckfastleigh and Dartington. Communications are excellent with the nearby A38 Expressway at Dartbridge linking the two equidistant Devon cities of Plymouth and Exeter and the M5 beyond. The small town of Buckfastleigh lies on the edge of Dartmoor National Park and the historic town of Totnes with its bustling shopping centre and mainline railway station to London Paddington, is a fifteen minute drive. Ware House is a great spot from which to access Dartmoor and the lovely South Hams coastline.

Ware House is an elegant Victorian building which in recent years has been stripped back and renovated, retaining as many original features as possible whilst making it a warm and comfortable home for twenty first century living.

It has an impressive newly installed kitchen-day room, well proportioned living room and five double bedrooms, four of which are en-suite.

There is a basement area with cinema room, utility room and shower room/WC. This space has potential for an annexe.

Outside, there is a good sized lawned and lightly tree'd garden at the front of the house and a generous sized walled garden to the rear.

Council Tax Band: Band F at the time of preparing these particulars

Tenure: Freehold

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Reception Hall

Original patterned tiled floor. Ceiling cornice and rose. Reception area and understair cupboard. Storage cupboard. Door to rear outside. Timber staircase to upper floor. GROUND FLOOR CLOAKROOM/WC off.

Living Room

Full length bi-fold doors to terrace. LVT wood-finish flooring. Ceiling cornice and moulded wall panels. Ornate fireplace with wood-burner. Door with stairs to lower ground floor. Door with steps up to

Kitchen-Dining-Day Room

Extended ceiling height to roof apex with four ceiling light fittings. Windows running the full length of the front wall, overlooking grounds. High level windows to rear aspect. Door to rear courtyard and garden. Contemporary range of blue fronted shaker units with quartz work surfaces. White composite sink unit with Quooker hot/cold, filter and boiling water tap. Built-in twin ovens and induction hob with integrated ventilation. Space for American-style fridge-freezer. Integrated dishwasher and washing machine. Wine fridge. LVT wood-finish flooring.

Lower Ground Floor

Accessed via a door from the living room. Utility area with units and work surfaces. Plumbing for washing machine. Door to outside. SHOWER ROOM with white suite of shower, WC and wash basin. CINEMA ROOM with window. Potential for a self-contained unit.

Ground Floor Bedroom 1

Window to front aspect with shutters. Fireplace with stone surround (not in use). Ceiling cornice and picture rail. Storage cupboard. EN-SUITE SHOWER ROOM/WC

Ground Floor Bedroom 2

13'6" x 10'3" Rear aspect window with shutters. Ceramic basin on stand. Ceiling cornice and picture rail. EN-SUITE CLOAKROOM/WC (not plumbed in).

First Floor Landing

Approached via an attractive staircase from the reception hall. Full-length window to the rear garden aspect. Further window.

Main Bedroom Suite

BEDROOM Front and side aspect windows. Ornate cast iron fireplace with granite surround (not in use). LOUNGE Window to front aspect. Door to EN-SUITE BATHROOM White suite with freestanding bath and separate shower enclosure.

First Floor Bedroom 2

Window to front aspect. Cast-iron fireplace with marble surround (not in use). EN-SUITE SHOWER ROOM.

First Floor Bedroom 3

Window to rear garden. EN-SUITE SHOWER ROOM.

Turrett Room

8'8" x 8'8" Approached via a staircase from the landing. Arch-top windows overlooking the grounds. Currently used as an office.

Outside

A driveway with stone gate piers leads up to the entrance where there is parking for several vehicles and a front garden with lawn, mature trees, shed and wood-store. Immediately to the rear of the house, with direct access from the kitchen, is a sheltered and smartly paved courtyard area with ample space for outside dining and attractive sleeper flower beds. From the courtyard there is access to the large walled garden which is for the most part grassed.

General Information

Mains electricity, water and gas. Private shared drainage.

TENURE - Freehold. We understand there is a small area of Flying Freehold over ground floor bedroom 2.



Directions

Travelling along the A38 between Exeter and Plymouth take the Dart Bridge exit at Buckfastleigh. Join the A384 Totnes Road and take the first left after The Dartbridge Inn into the lane which leads to Ware House.



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2020
Produced for Howard Douglas REF: 1442166



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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