Higher Hutcherleigh, Totnes, Devon



Strutt & Parker

Land and property. Since 1885.

4,306 to 12,599 sq ft | 4 reception rooms | 5 bedrooms
5 ensuite bathrooms

1 bed Coach House | 3-bed Cottage | Bar | Gym | Studio and Stabling

22 acres | Freehold

Guide price £4,250,000











A striking country residence with stylish accommodation, two converted stone barns, stables and extensive grounds, set within a peaceful and idyllic South Devon location.

The property

Higher Hutcherleigh is an attractive country house estate set within a magnificent rural setting in the heart of the South Hams. Built to a contemporary specification and entirely refurbished in 2021, the property combines traditional stone and rendered elevations with sash windows framing panoramic views across the surrounding countryside, while the interiors feature elegant, understated styling. The welcoming entrance leads to a front sitting room with dual aspect windows and French doors opening onto the gardens. A second sitting room lies towards the rear, also enjoying plenty of natural light and sharing a double-sided woodburning stove with the front reception room. The south- and west-facing sunroom provides additional reception space, with a ceiling lantern, full height windows, a built in TV cabinet designed by Tom Howley and dual French doors opening onto the gardens.

Adjoining this room, the 34ft kitchen and dining room offers space for a large dining table, alongside Tom Howley Shaker-style cabinetry, two islands, a stainless-steel Wolf range cooker, Miele built in ovens and warming draw and Miele dish-washer. A significant utility room and private office, also Tom Howley designed, completes the ground floor. Five double bedrooms, are arranged across the first and second floors. The principal bedroom benefits from a large dressing room area and en suite bathroom with a freestanding bath and walk-in shower. The four remaining bedrooms each have bespoke built-in wardrobes and en suite bathrooms with Roca roll-top baths and rainfall showers.

Two converted stone barns provide additional accommodation and facilities. The Coach House includes a kitchen/utility room, bar and gym on the ground floor. The bar is designed as a Devon style pub, with exposed stone floors, wood bar serving area. The gym has professional cushioned flooring and a range of high-quality equipment. Both have views outwards towards the house and gardens. The kitchen/utility room has a large AGA and is used for cooking and storage for the farm.

External stairs leading to the upper-level living accommodation, which comprises an open-plan kitchen and dining area, sitting room, bedroom and shower room. This accommodation is ideal for generational living or guests.

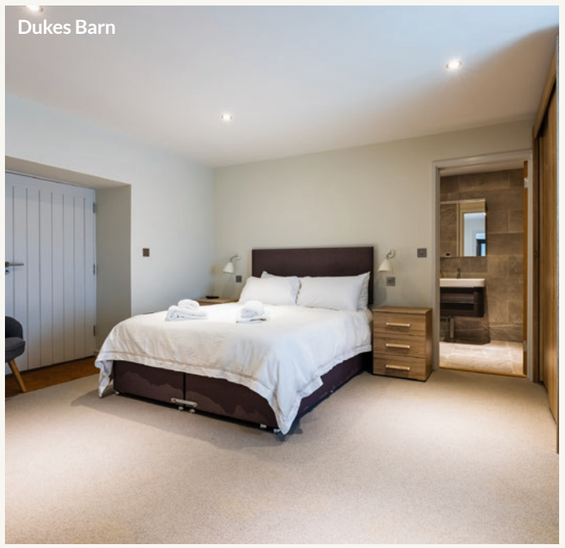







Dukes Barn


Dukes Barn


Dukes Barn


The Coach House


The Coach House


The Coach House

Dukes Barn extends to more than 1,500 square feet and provides three bedrooms, three bathrooms and an open plan 42ft living area and kitchen. The gardens are partially walled and have an outside fireplace and decked area. The barn is completely self-contained and provides significant rental income throughout the year of up to £80,000 (based on 2027 booking data).

The overall property occupies approximately 22 acres of grounds, including established gardens, open fields and paddocks suitable for equestrian or livestock use. All fencing and gating has been maintained to a high standard, having been regularly replaced and upgraded. Further outbuildings include a stone storage barn (which has scope for further development) car garage with space for a small car collection, working studio and stable block.

The studio has been converted to provide open plan working from home space, and is equipped with high-speed internet, a bathroom, media storage cupboard and its own boardroom. The stables are of American Barn design and have specific zones for hay and saddle storage, aswell as two lockage storage areas too. Connected to the barn is a lean too, designed to accommodate larger farm equipment like a tractor. In additional there is covered parking next to the studio for two vehicles, aswell as substantial parking areas outside of the main house and at the back of The Coach House and Dukes Barn for guests.

The main buildings are connected by a fibre-based IT network that controls the internet, phone, Sky TV, access gates and security. Access is controlled by a panel aswell as remotely via an app. the farm is connected to Starlink and receives over 175 mbps of bandwidth. BT fibre has been laid to the gate and can be connected to the wider IT network if required. Heating is provided via air source heat pumps for the main house and The Coach House accommodation and facilities, whilst Dukes Barn has an oil boiler supported by a large storage tank close to the covered parking area.


The Coach House











Higher Hutcherleigh

Total Area (7.93 ha / 19.60 ac)

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Not to Scale. Drawing No. ZAA29851-01 | Date 05.11.26





Location

The property enjoys a secluded rural setting in the South Hams, approximately 1.5 miles from the village of Blackawton. The village provides everyday amenities including a community shop with Post Office, a pub, parish church and primary school. A wider range of shopping, leisure and educational facilities can be found in Totnes, Dartmouth and Kingsbridge, all within easy reach. These centers offer supermarkets, independent shops, cafés and restaurants and are centers for many local activities in including boating, walking and wider tourism. Several well-regarded independent schools, including Totnes Independent School, Kingsley School in Bideford and St Christopher's School in Staverton are in close proximity and local areas of natural coastal beauty, like Slapton Sands, Street and Blackpool Sands are close by too. Communications are excellent, with the A385 linking Totnes and Dartmouth, connecting onwards to the A38 for Plymouth and Exeter, while Totnes railway station provides direct mainline services to London Paddington within 2hrs 45 mins.

Postcode region: TQ9

General

Local authority: South Hams District Council
Services: Mains water and electricity. Oil fired central heating. Private drainage which we believes complies with the current regulations.
Council Tax: Band G
EPC rating:
Tenure: Freehold
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/



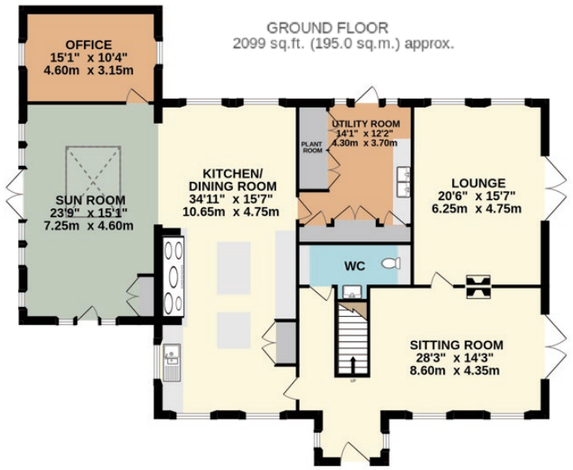


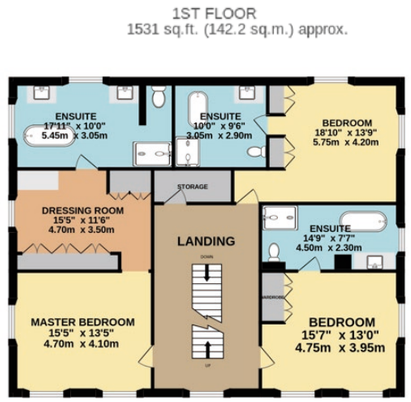


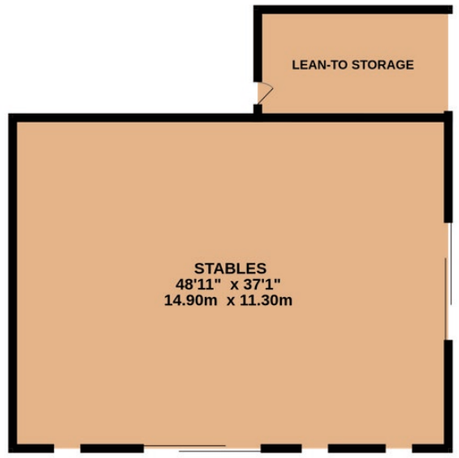






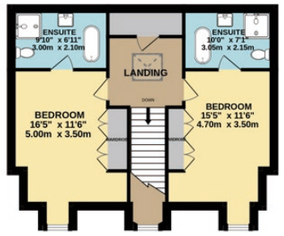


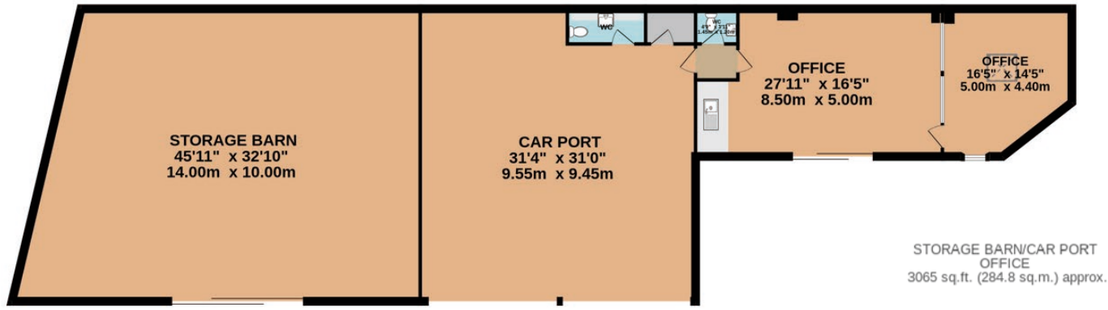




STABLE
2075 sq.ft. (192.7 sq.m.) approx.

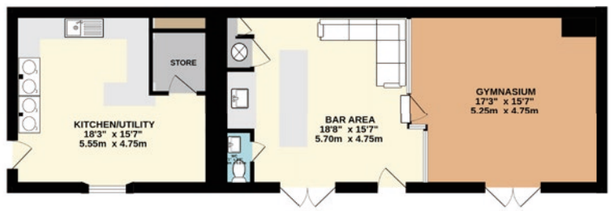






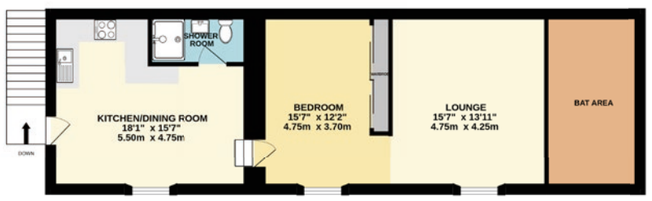
STORAGE BARN/CAR PORT
OFFICE
3065 sq.ft. (284.8 sq.m.) approx.

ANCILLARY GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.





THE COACH HOUSE
721 sq.ft. (67.0 sq.m.) approx.



DUKES BARN
GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.





1ST FLOOR
sq.ft. (68.9 sq.m.) approx.



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