



The Old House



The Old House

Marldon, Paignton, Devon, TQ3 1TD

Newton Abbot 5 miles, Torquay 5 miles, Totnes 6 miles

A stunning Georgian Grade II Listed property, standing in 1.2 acres in the sought after village of Compton

- An abundance of characterful features
- Well-maintained gardens and grounds
- Numerous stone outbuildings, carport
- Highly sought after village location
- An imposing, yet comfortable, family home
- Private, lengthy entrance drive
- Offered to the market with no onward chain
- Freehold

Guide Price £1,050,000

SITUATION

The pretty and historic hamlet of Compton is nestled in a valley setting tucked away from noise with just birdsong to enjoy whilst being conveniently close to larger towns and amenities. Compton is known for its 14th Century castle which is now owned now by the National Trust, the grounds of which are overlooked by this property. The village Marldon is nearby with its excellent Church House Inn and local village shop. It is also close to the Boys and Girls Grammar schools in Torquay, Stover School in Newton Abbot and St Christopher's Prep school and nursery in Staverton. The Torbay ring road is within approximately ½ mile, which gives ease of access to Newton Abbot and the A380 dual carriageway which links with the M5 near Exeter. The Medieval town of Totnes is some 5 miles away, with its extensive shopping and schooling facilities together with the mainline railway station giving direct connections to London Paddington.

DESCRIPTION

This well-maintained Grade II listed country house which was reputedly built in 1834, has most recently been let out, but is presented in good decorative order. The property can be approached via two drives, with the main gravelled drive arriving to the front door, passing the walled vegetable garden and the open area of lawn above. At the end of the drive there is a large parking and turning area with glorious far-reaching rural views.



ACCOMMODATION

The property is approached through an attractive portico into a hallway with stairs rising to the first floor landing and doors into the ground floor reception rooms. The property benefits from generous ceiling heights and retains many of the original period features with large windows with working shutters, and a Delabole slate floor. The dining room benefits from a working Stone Minster fire and the sitting room from an Ashburton marble fireplace with gas fired 'wood burning effect' stove. Both of these rooms overlook the front entrance drive and gardens. Three steps lead down into the drawing room, which has a stunning Delabole slate floor and large fireplace with wood burning stove. From the drawing room a door leads into the well-fitted kitchen with a bespoke range of base units in a shaker style with a large dresser. There is a central island unit with breakfast bar attached for kitchen entertaining. The kitchen has granite work surfaces and oil-fired 2-oven Aga, Belfast sink and space for a freestanding fridge/freezer. A pair of doors lead from the kitchen to a staircase leading down to the secondary entrance, with slate floor. Door to ground floor shower room and to outside, with doors to utility room with space and plumbing for dishwasher and tumble drier and door to a former stable with a tiled inset floor with drainage channels, original timber stabling and doors, currently used for storage. From here a further door leads to an outside area where there is a workshop.

Stairs rise from the secondary entrance to a vaulted galleried area used as a reading and dining area with door through to a sitting room/games room with exposed pine floorboards, exposed ceiling timbers and door to guest double bedroom 6.

From the main entrance hall, a winding staircase leads to the first floor landing with a large sash window to the front with doors to two double bedrooms, both with good views over the garden and both with fitted wardrobes. On the landing a few steps lead down to a rear staircase with doors to two further double bedrooms, the main room with a fireplace. There is a family bathroom and a separate shower room. A staircase rises up to the second floor space, with windows providing light to create a further two bedrooms or play/study areas.

OUTBUILDINGS

The property benefits from a good range of original stone outbuildings with a small single storey set of stone buildings located just outside the drawing room, being a perfect place for keeping logs with adjoining tool shed retaining an original fireplace. There is a useful double carport at the end of the secondary gravelled drive for bike and car storage.

GARDENS & GROUNDS

The Old House benefits from some superb landscaped grounds with a large paddock sloping up from the property, dissected by a central path leading up to a raised patio with a metal garden structure providing a splendid spot to enjoy the grounds and views. There is a very productive walled vegetable garden accessed via a flight of steps leading down from the pond area or via a gate at the lower end. With many vegetable beds and mature herbaceous borders, the walled garden is 'ready to go'. There is a smart hand built greenhouse at the far end.

SERVICES

Oil-fired central heating and Aga, mains water and drainage. LPG fired stove.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

DIRECTIONS

Leave Totnes on the A305/Paignton Road and at True Street turn left signed to Berry Pomeroy and Marldon. Continue through Berry Pomeroy into Marldon. Go straight over the 1st roundabout and on reaching the 2nd roundabout, turn left signed for Compton. Once in Compton, go over the speed bumps and the main gravelled entrance drive is found on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	83
England & Wales		EU Directive 2002/91/EC	

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