

The Granary

The Granary East

, Totnes, TQ9 7HQ

Dittisham 1 mile; Dartmouth 4.5 miles; Totnes 6 miles;

A rare executor sale opportunity in a secluded South Hams hamlet, with extensive outbuildings, approximately 3.45 acres and outstanding potential close to Blackness Marine and the River Dart

- Rare opportunity in secluded hamlet
- Single-storey dwelling of approx. 1,160 sq ft
- Close to Blackness Marine and River Dart
- Approx. 3.45 acres of gardens and pasture
- Freehold
- Full refurbishment/redevelopment project
- Attractive rural South Hams setting
- Extensive outbuildings of approx. 2,377 sq ft
- No onward chain
- Council tax band C

Guide Price £625,000

SITUATION

The Granary is set in the small rural hamlet of East Cornworthy, enjoying a secluded valley setting surrounded by rolling farmland and unspoilt South Hams countryside. The location is particularly appealing for those with an interest in sailing or boating, being close to the River Dart. This property is set with in an area that is designated South Devon National Landscape formerly know as AONB.

Dittisham is approximately 1 mile away, a highly desirable riverside village with two public houses, a village shop and post office, church and sailing club. Totnes, with its wide range of amenities and mainline railway station, lies approximately 6 miles up river, while the historic port of Dartmouth is around 4.5 miles downriver. The South Devon coastline, local beaches, Dartmouth Golf and Country Club, walks and bridleways are all within easy reach.

DESCRIPTION

The Granary offers a rare chance to acquire a rural property with land, outbuildings and considerable scope in a secluded South Hams setting.

Offered for sale as an executor sale, the property is in need of full refurbishment or redevelopment, subject to any necessary consents. The existing single-storey dwelling extends to approximately 1,160 sq ft and includes character features such as stone elevations, exposed stonework, beamed ceilings and a substantial fireplace.

The outbuildings extend to approximately 2,377 sq ft, with the whole set in approximately 3.45 acres, creating an exciting opportunity for buyers seeking a project in a highly sought-after location.







ACCOMMODATION

The property is entered via a porch, which leads into the kitchen/dining room. This is a generous room with space for cooking, dining and informal seating, with doors opening through to the adjoining accommodation.

To one side lies Bedroom 1, served by an en-suite bathroom. Bedroom 2 is positioned off the central accommodation and leads out into the conservatory, which in turn links through to the sitting room.

The sitting room is a particularly characterful space, with a substantial stone fireplace, exposed stone detailing and high, beamed ceiling. Glazed doors open to the garden, drawing in natural light and providing a connection with the surrounding grounds.

OUTSIDE

The property is approached from the lane by a private drive leading into the holding, with parking available beside the house and outbuildings. The outbuildings form an important part of the offering and include a range of stores and larger open-fronted structures, providing extensive storage, workshop or agricultural-type space, subject to use and any necessary consents.

The gardens around the house are laid mainly to lawn, with mature trees, hedging and areas of established planting. To the rear and side of the property, the land opens out into pasture, taking full advantage of the sheltered valley setting and rural views.

The land extends in all to approximately 3.45 acres, offering privacy, amenity and considerable scope for those seeking space in a peaceful countryside location.

SERVICES

Mains water. Mains electricity. Private drainage via septic tank. Oil-fired central heating.

According to Ofcom, standard broadband is available at the property and mobile coverage is predicted as variable outdoor coverage for EE, Three and Vodafone, and good outdoor coverage for O2.

DIRECTIONS

From Totnes, take the A381 Totnes bypass towards Dartmouth. After approximately 1 mile, turn left signposted Ashprington and Cornworthy. Continue into Ashprington, keeping right at the war memorial, and follow the road out of the village. Cross the bridge and bear left, passing The Watermans Arms on the right. Continue through Tuckenhay and remain on this road before turning right into East Cornworthy. The property will be found on the left-hand side, on the bend.

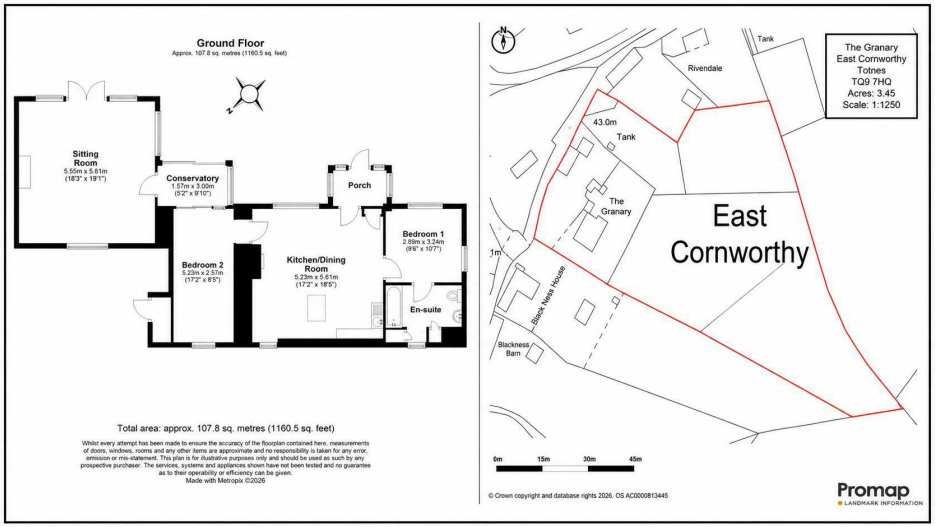


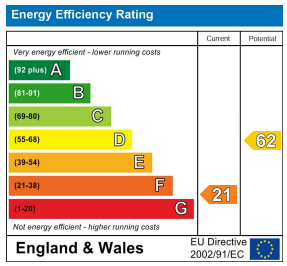




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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