

STAGS

Quarry House

Quarry House Maudlin

, Totnes, Devon, TQ9 5EX

A38: 6 miles, Plymouth: 24 miles, Exeter: 29 miles

A handsome detached home, stylishly modernised and nestled in one of Totnes' most desirable locations

- Stylish detached family home
- Contemporary interiors with original features
- Two generous reception rooms
- Detached studio, workshop, and store
- Freehold
- Fully re-rendered and insulated
- Four bedrooms, one en suite
- Beautiful mature gardens and vegetable area
- Prime Totnes location close to the town centre
- Council tax band F

Guide Price £935,000

SITUATION

The property enjoys a prominent position in the heart of Totnes, just a short walk from all the town's amenities. Totnes is a thriving and historic market town known for its colour, character, and strong community spirit. Its vibrant high street is home to independent shops, galleries, cafés, restaurants, and weekly markets, all set within a town rich in heritage and creativity.

Totnes is also exceptionally well connected, with a mainline railway station offering direct services to London Paddington, and the A38 just 6 miles away for easy access to Exeter, Plymouth and beyond. With its mix of culture, connectivity and countryside, Totnes remains one of the South West's most desirable places to live.

DESCRIPTION

Quarry House is a handsome detached home in one of Totnes' most desirable residential locations, just a short walk from the town centre. Beautifully improved and fully insulated by the current owners, it now offers an exceptional blend of period charm, contemporary style and energy efficiency.

The light-filled living spaces are well balanced and versatile, ideal for modern family life or entertaining, while four bedrooms provide ample room for guests or home working. Outside, the mature gardens offer privacy, views and multiple areas to relax, along with excellent outbuildings and parking. Quarry House is a rare opportunity to secure a stylish and substantial home in the heart of Totnes.







ACCOMMODATION

The accommodation flows beautifully, blending period character with contemporary comfort. A glazed oak door leads to a welcoming entrance hall with original Terrazzo flooring, setting the tone for the style and quality throughout. The dual-aspect kitchen/dining room forms the heart of the home, with underfloor heating, oak-effect flooring, and patio doors that open to the front garden. A contemporary inset wood burner and mosaic hearth anchor the room, while built-in shelving and stylish finishes add personality.

The kitchen itself is fitted with quartz worktops, modern cabinetry, and a suite of integrated appliances. A separate utility room and WC sit alongside. At the rear of the house, a double-aspect lounge offers a second generous living space with garden views, oak flooring, and underfloor heating, ideal for relaxing or entertaining.

Upstairs, the main bedroom enjoys triple-aspect light, generous proportions and a modern en suite shower room. Two further double bedrooms enjoy views across Totnes and decorative period fireplaces. A fourth bedroom is currently used as a dressing room and could suit a variety of needs. The family bathroom features a corner bath, WC, wash basin, and airing cupboard.

OUTSIDE

Set behind stone walls and timber gates, Quarry House sits in beautifully established gardens that provide privacy, colour and space throughout the year. A long driveway offers parking for several vehicles and leads to a large detached workshop, along with a separate studio and store. There is also an EV charging point installed for convenience.

The gardens wrap around the house with level lawns, mature trees and well-stocked borders, interspersed with stone paths and terraces ideal for outdoor dining or relaxing. South-facing seating areas and a raised vegetable garden with fruit cage make the most of the sunshine and the elevated outlook. From every angle, the grounds frame the house perfectly, with glimpses over Totnes and a real sense of peace and space rarely found this close to town.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. According to Ofcom, ultrafast broadband and likely mobile coverage available.

DIRECTIONS

From Stags Totnes office, follow Coronation Road and continue straight at the roundabout. At the traffic lights, turn left onto the A381 towards Kingsbridge. Continue through the next lights, then turn left onto Cistern Street and immediately bear right onto The Lamb. Turn right onto Leechwell Street and then bear left into Maudlin Road. Quarry House is on the left opposite the junction with Denys Road.

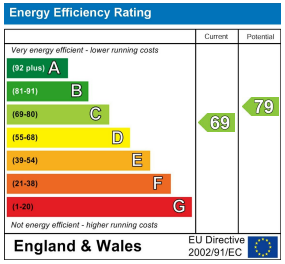






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