



*A beautiful Grade II listed family home set in about 5 acres with wonderful countryside views*

**Stancombe Linhays, Ashprington, Totnes, Devon, TQ9 7DY**

Offers Over £1,250,000 Freehold





- Double garage, workshop, home office and stable • Pony paddock
- 4 bedrooms, 3 bathrooms
- Full of character and charm
- Less than 2 miles to Totnes

#### Local Information

Stancombe Linhays sits less than a mile from the picturesque village of Ashprington which lies within an Area of Outstanding Natural Beauty set above the Dart Estuary, where Bow Creek joins the Dart. This thriving village is home to a 16th century church, a popular village pub/restaurant and a modern, well-used village hall and The Sharpham Estate which is internationally recognized for mindfulness retreats and courses.

The surrounding countryside is delightfully unspoilt and offers excellent opportunities for outdoor pursuits. The Dart Valley Cycleway and The Dart Valley Trail both pass through the village, linking the riverside towns of Dartmouth and Totnes with walking and cycle routes. The neighbouring village of Tuckenhay, offers a further two pubs, both renowned for their good food and waterside settings. Totnes, one of the primary market towns in the South Hams, is approximately 2 miles away and offers a wide range of amenities including an eclectic mix of independent shops and restaurants along its historic high street. In addition, there is a lively market (Fridays and Saturdays), supermarkets, doctors surgeries and the King Edward VI Community College. The mainline railway station at Totnes offers a regular intercity service to

London in under 3 hours. The A38 Devon Expressway (9 miles) connects Plymouth and Exeter with the M5 beyond. The Dartmoor National Park is about 7 miles to the north with the sandy beaches of the South Hams being about 10 miles to the south.

#### About this property

Approached via a long, private drive flanked by lawn and mature trees and centred around a lovely paved and cobbled courtyard with beautiful stone pillars, Stancombe Linhays is a beautiful Grade II listed family home full of charm and character. The covered entrance leads through to the central courtyard as well as the glazed entrance which really sets the tone for what is to come. The sitting room is a fabulous space and full of character with a wooden floor, exposed stonework and a vaulted ceiling and exposed beams. Floor to ceiling windows provide views onto the courtyard with French doors providing access. Also on this floor is the lovely principal bedroom with fitted wardrobes, an en suite shower room and wonderful views over the garden and countryside beyond. This floor also offers a further double bedroom with French doors to the courtyard and a single bedroom with courtyard access. Both of these bedrooms share a Jack and Jill bathroom. From the sitting room, stairs lead down to the dining room which









continues the theme of the rest of the living accommodation with exposed stone walls and beams. Again, full length windows maximise the light and French doors to the terrace and garden really do bring the outside, in. The modern kitchen is well equipped with a range of integrated appliances including a dishwasher, fridge/freezer and NEFF steam oven, conventional oven and warming drawer. Fitted into the Maia worktop is an induction hob with extractor over. There is a convenient utility area and door to the south facing, full width terrace which is the perfect spot for alfresco dining. Beyond the dining room, this floor also offers a further en suite double bedroom with views over the garden and surrounding countryside.

### GARDENS AND GROUNDS

Stancombe Linhays sits in around 5 acres of formal gardens and paddock with far reaching countryside views. The wonderful cottage garden is a haven for wildlife and has been thoughtfully created to make the most of its surroundings. Immediately outside the kitchen and dining room is a lovely terrace and beyond this the formal garden is largely laid to lawn with mature borders of shrubs and plants as well as a lovely wildlife pond.

Accessed from several of the principal rooms, the central courtyard is paved, cobbled with beautiful stone pillars. Enclosed on all sides it is a wonderful feature and is the perfect spot for quiet reflection, dining or entertaining. There is a study / home office which is accessed via the courtyard as well as a generous storage area.

There is ample parking as well as a range of outbuildings including a double garage, a workshop, a triple car port, a stable a potting shed and greenhouse.

Beyond the formal gardens and grounds there is a paddock which is currently divided into two with access via gates at the top and the bottom.

### Directions

Proceed from Totnes on the A381 Western bypass towards Kingsbridge and Dartmouth. As you leave the town and head towards the top of the hill, turn left towards Ashprington. Follow the road round to the left and continue for about 1.2 miles. Stancombe Linhays will be found on your right. Proceed over the cattle grid and bear right down the drive.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams.

Telephone: 01548 800462.







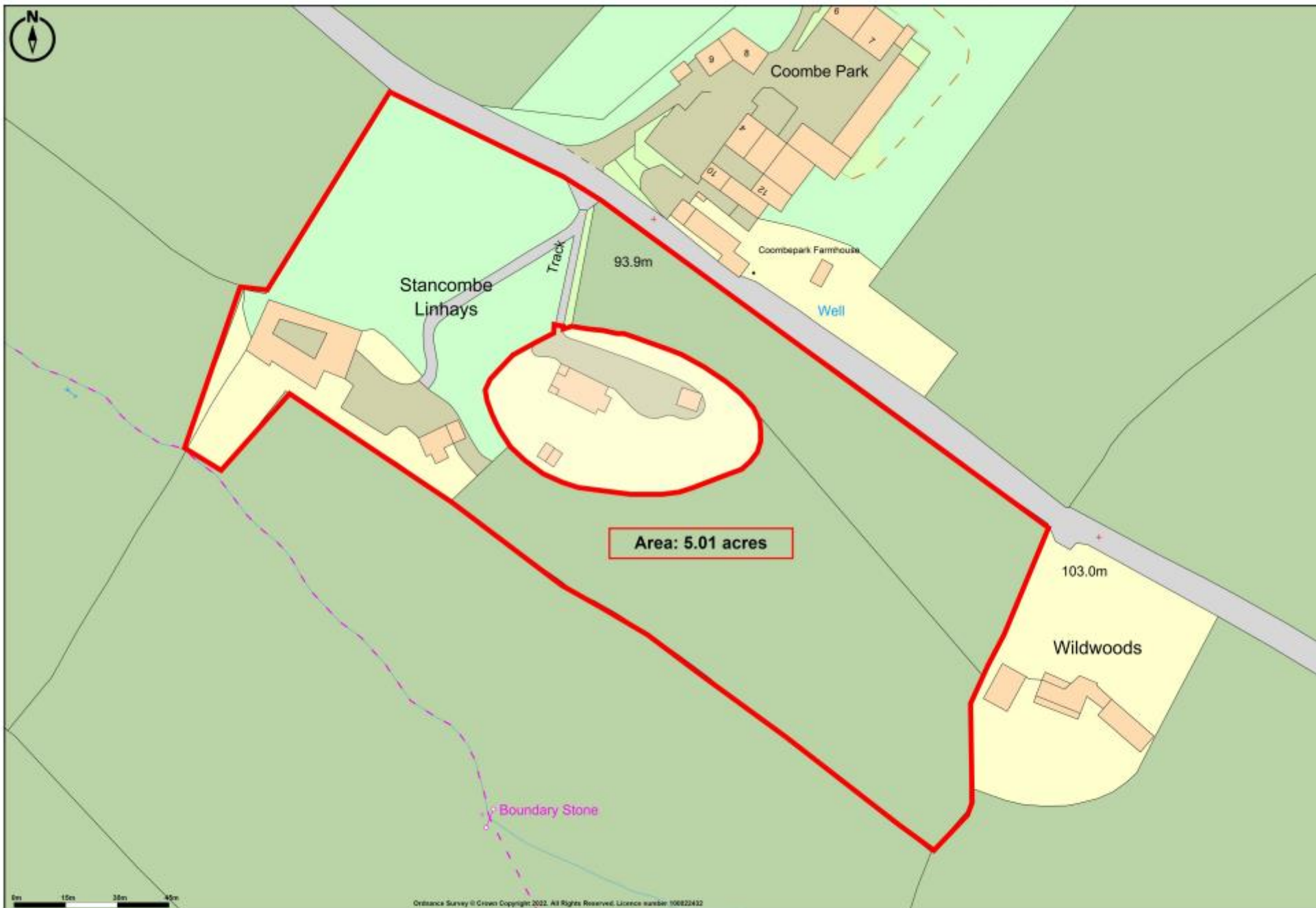














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**Gross Internal Area** 1964 sq ft, 182.5 m<sup>2</sup>

**Local Authority** - South Hams District Council, Totnes

**Council Tax** - Band = G

**Energy Performance EPC Rating** = Exempt

**Services** Mains water and electric. Oil fired central heating. Private drainage via septic tank.



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