



*A beautiful period house with 2 / 3 superb luxury self-catering barns, indoor swimming pool and about 6 acres*

Lower Grimpstonleigh, Near East Allington, Totnes, Devon, TQ9 7QH

Offers in excess of £2,000,000 Freehold

savills

- **Gorgeous period farmhouse in beautiful gardens**
- **2 or 3 holiday cottages**
- **Stunning indoor swimming pool**
- **Cider orchards and grounds of about 6 acres**
- **Lovely rural setting close to Kingsbridge**
- **First time in 23 years that the house is on the market**

#### **Local Information**

Lower Grimpstonleigh is situated in an idyllic and rural part of the South Hams, only 3 miles from the bustling and thriving market town of Kingsbridge and within a few miles of many beautiful sandy beaches such as Hope Cove, South Milton, Bantham and Thurlestone.

Kingsbridge offers a great selection of shops, cafes, restaurants and pubs, a health centre, leisure centre with indoor swimming pool, a cinema and the sought after Kingsbridge Community College (KCC), an outstanding secondary school. Aune Valley, a traditional family run business comprising a butchers, delicatessen, farm shop and café is nearby and the highly regarded Thurlestone Golf Club which is one of the most beautiful courses in the South West of England is about 7 miles away. Dartmoor and the A38 Devon Expressway, which in turn leads to the M5 and Exeter is about 11 miles.

#### **About this property**

Lower Grimpstonleigh, an ancient site mentioned in the Domesday Book, is now a stunning haven comprising a

stone built farmhouse with a self-contained annex, two further self-contained stone barns and a wonderful range of outbuildings including a beautiful indoor swimming pool. The properties are presented in exceptional order with exquisite attention to detail throughout and offering spacious accommodation suitable for multi-generational living or as a successful holiday letting business. The kitchen / breakfast / sitting room in the main house is a fabulous reception room, with slate floor, a wonderful range of newly fitted units, an oil fired Aga companion, wood burning stove (not yet been used) and also double doors opening to the gardens. The first floor offers a principal bedroom with gorgeous free standing bath on raised plinth and en suite shower room, two further bedrooms, one of which is currently used as a dressing room for the main bedroom and there is also an ensuite in bedroom 3.

Connecting doors on both ground and first floor levels provide integral access to Apple Cottage, which is let to



holiday guests in the summer months but is essentially the east wing of the main house. Apple Cottage provides a further 30' reception room with a wood burning stove set in inglenook fireplace and an oak built kitchen with electric Aga cooker, two first floor double bedrooms with an ensuite bathroom and separate shower room. Cider Barn and Top Barn are two further stone built barns providing beautiful holiday accommodation with remarkable living areas, well equipped kitchens and two double en suite bedrooms each. The holiday barns are to be sold as a 'turnkey' business with fixtures and fittings to be included in the sale. The grounds extend to about 6 acres and are surrounded by glorious rolling South Hams countryside. The gardens are largely laid to lawn with a babbling brook running through, al fresco dining terraces, two Crown Pavilion heated Gazebo summer houses and a mature cider apple orchard.

An indoor swimming pool is a superb addition to any holiday retreat and the one at Lower Grimpstonleigh does not disappoint. Set within an oak framed building with vaulted ceiling, there are wall to wall glass tri fold doors that open onto the full width decked terrace with lovely views, a

cloakroom, shower and changing room. Further outbuildings include garaging, wine cellar / store and 2 stone built workshops. Please also follow the link below for more details of the properties.  
[www.grimpstonleigh.co.uk](http://www.grimpstonleigh.co.uk)

#### **Directions**

Proceed on the A381 from Totnes towards Kingsbridge. Follow the road through The Mounts and the turning to Higher Torr and Grimpston Leigh will be found a short way along on the right. Follow the lane towards the end and Lower Grimpstonleigh will be found on the left hand side, marked by a gated entrance across a cattle grid.

#### **Services**

Private water supply from two bore holes, private drainage, oil fired central heating.

#### **Outgoings**

South Hams District Council,  
01803 861234  
Council Tax Band F

#### **Energy Performance**

EPC Rating = E

#### **Viewings**

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Office. Telephone: 01548 800462

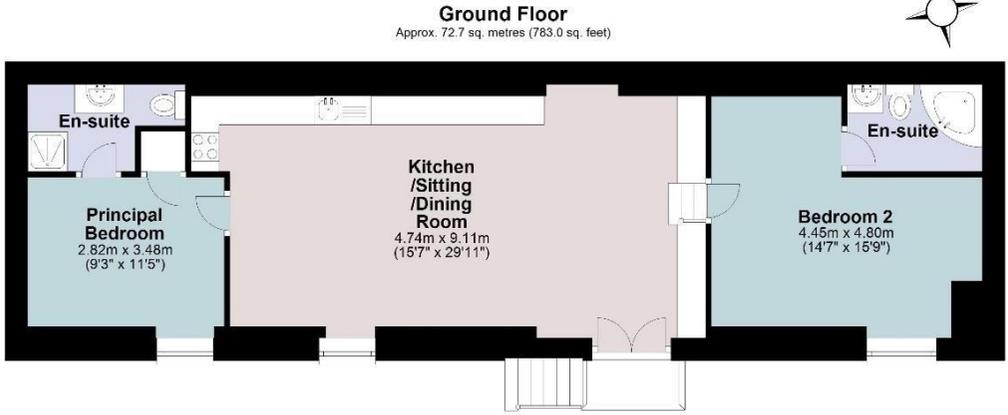




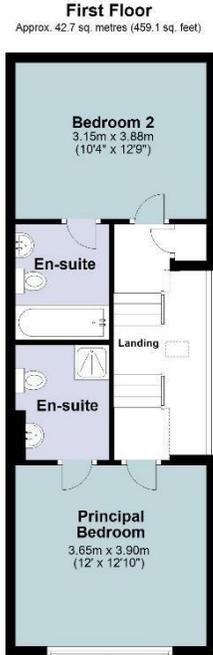




**Cider Barn**

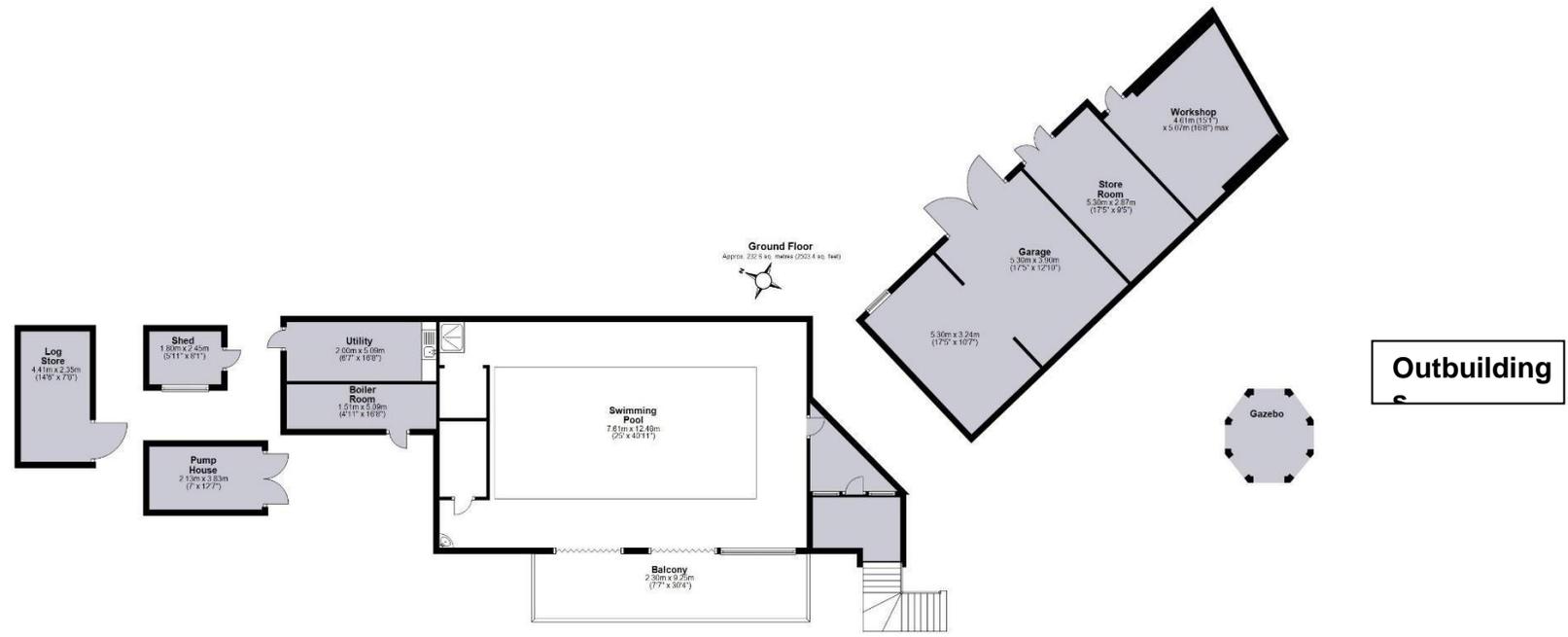


Total area: approx. 72.7 sq. metres (783.0 sq. feet)



**Top Barn**

Total area: approx. 84.1 sq. metres (905.2 sq. feet)



Total area: approx. 232.6 sq. metres (2503.4 sq. feet)

**Outbuilding**

East Allington, Totnes, Devon, TQ9 7QH

Main House 3527 sq ft

Outbuildings 2503 sq ft

The Barn 905 sq ft

Cider Barn 783 sq ft



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Total area: approx. 327.8 sq. metres (3527.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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