

Little Coombe Farm

DITTISHAM, DARTMOUTH, DEVON, TQ6 0JB







LITTLE COOMBE FARM

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An immaculate Grade II listed farmhouse with two guest cottages, outbuildings, grounds extending to circa 11 acres and wonderful views

Dittisham about 1.5 miles • Dartmouth about 6 miles • Totnes Train Station about 10 miles
A38 Expressway about 13 miles

Little Coombe Farmhouse

Kitchen/dining/sitting room • 4 Reception rooms • Study • WC • Boot room • Utility
Galleried landing • Master bedroom suite • 4 Further bedrooms • 2 Bathrooms

The Cottage

Living/dining room • Kitchen • Two en suite bedrooms

The Barn

Kitchen/dining/sitting room • Living room • Three en suite bedrooms

The Grounds

Garaging for five cars • Offices • Store room with kitchenette and WC • Games rooms • Workshop • Gardeners WC
Beautiful landscaped gardens with stream fed ponds • Heated above ground swimming pool

All weather tennis court

In all, grounds extending to circa 11 acres

The House EPC Exempt

The Cottage EPC - D

The Barn EPC - C



SAVILLS SOUTH HAMS

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SITUATION

Little Coombe Farm is situated on the outskirts of Dittisham, one of the most picturesque and sought after waterside villages in the South Hams. The village sits on the banks of The River Dart and has a church, general store/post office, together with two popular pubs, an excellent riverside café and a popular sailing club. The larger waterside town of Dartmouth, home to the Britannia Royal Naval College, offers a wonderful array of shops, galleries, restaurants and pubs, a leisure centre, supermarket and cinema.

Whilst Little Coombe Farm enjoys a wonderful rural and peaceful setting, the A38 dual carriageway, is only 12 miles to the north providing fast access to the M5 motorway at Exeter. In addition, there are regular rail services to London Paddington from Totnes and Exeter. Exeter Airport has a good range of domestic and international flights, including daily morning and evening flights to City Airport, which takes approximately 1 hour.

DESCRIPTION

Little Coombe Farm is a beautiful Grade II listed property, steeped in history with parts of the main house dating back to the 16th Century. It was beautifully and creatively extended by the current owners in 2016, creating a truly stunning combination of period meets contemporary and offering bright and spacious accommodation over two floors. The house benefits from double glazing and hot and cold air conditioning, and a Lutron lighting system throughout the ground floor and master bedroom.

The heart of the house is a superb open plan living area, with a bespoke fully integrated kitchen and sitting area with an inset wood burning stove and slide and pivot doors to the terrace. There are 3 further reception rooms on the ground floor including a living room, drawing room and study, a reception hallway, boot room, utility and WC.

On the first floor, there is a glazed galleried landing leading to a wonderful master bedroom suite with glazed doors and Juliet balconies, enjoying views over the grounds and countryside beyond. There is a large dressing area and a bath and shower room with a separate WC. There are four further double bedrooms on this floor and two bathrooms.

The Cottage and The Barn, two guest properties within the grounds, are both extremely well presented having been completely renovated. The properties offer two and three bedrooms respectively, with open plan living areas and private barbecue terraces. There is underfloor heating throughout The Barn, along with hot and cold air conditioning in the master bedroom. The accommodation is particularly light and spacious with glazed doors and Juliet balconies in the living





area on the first floor, with wonderful views across the gardens and grounds.

For more photos and information on the guest cottages, please visit www.littlecoombefarm.co.uk

GARDENS AND GROUNDS

There is an extensive range of immaculate outbuildings including a substantial games room / party barn, a work shop and garaging for 5 cars, store and offices with a grass roof top forming part of the gardens. A sweeping tree lined drive provides access to a large parking area and turning space. The grounds at Little Coombe Farm are beautifully landscaped with areas of established gardens, offering a wealth of colour and a variety of different flowers and shrubs. There are a series of stream fed ponds to the front of the house and an area of woodland beyond. There is an all-weather tennis court on the eastern boundary and a 4'6" above ground heated swimming pool on the terrace. In all, the grounds extend to around 11 acres.

AGENTS NOTE

There is an option to purchase 4 Cedar Yurts and an airstream with proven income and an additional 8.7 acres.

SERVICES

Oil fired central heating. Private drainage and water supply. Mains electric.

OUTGOINGS

South Hams District Council, 01803 861234

Little Coombe Farm and Little Coombe Cottage
Council Tax Bands G and B respectively.

FIXTURES AND FITTINGS

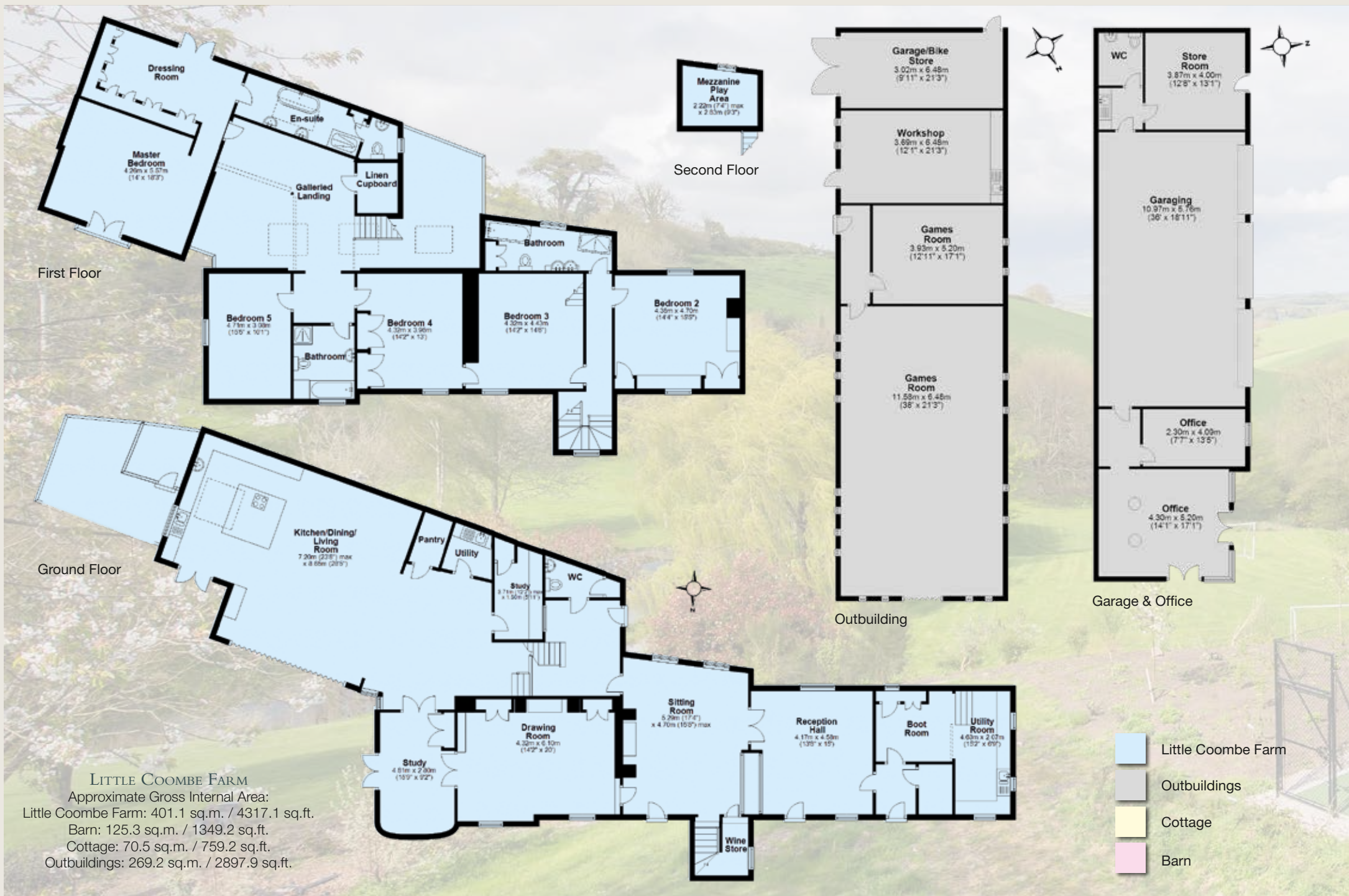
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

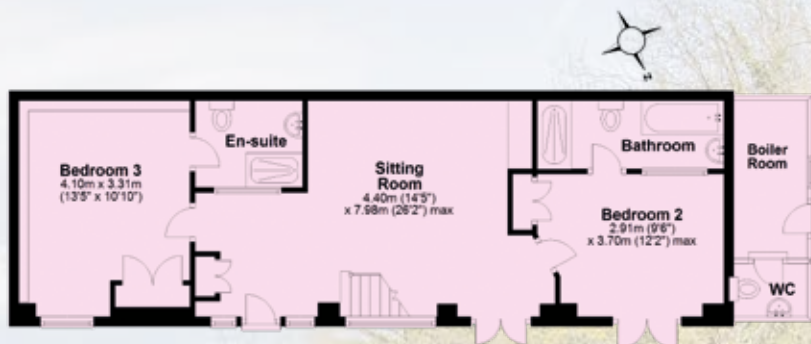
DIRECTIONS

From Kingsbridge or Totnes, proceed towards Dartmouth on the A3122. After 5 miles turn left at The Sportsmans Public House towards Dittisham. After about 1.5 miles, turn left towards Kingston. After ½ mile the drive to Lower Coombe Farm will be found on the right hand side.

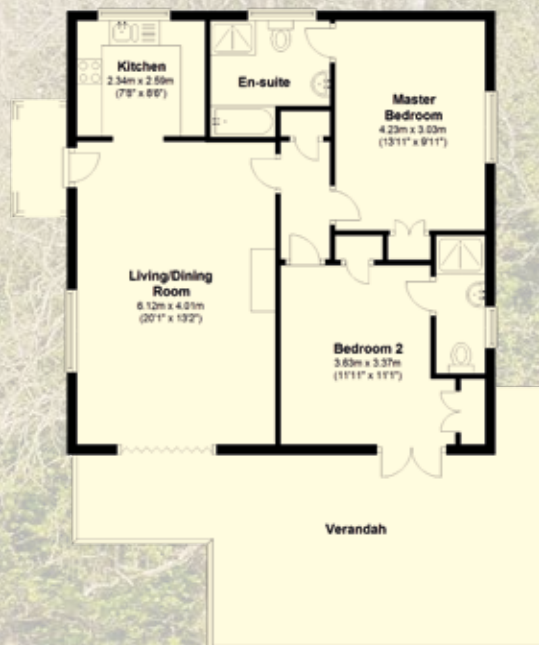
VIEWINGS

Strictly by appointment with Savills.





Ground Floor



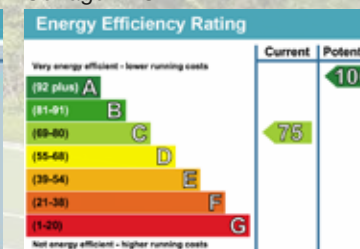
First Floor



Barn EPC



Cottage EPC



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