



*An historic Grade II listed farmhouse set in 14 acres with far reaching countryside views towards the sea*

**Bruckton Farm, Dittisham, Dartmouth, Devon, TQ6 0HW**

**Offers in excess of £1,250,000**









- 5 bedrooms
- 3 reception rooms plus large external home office
- Range of outbuildings including workshop, double car port and large barn
- Set in 14 acres of grounds including paddocks and beautiful landscaped gardens

#### Local Information

Situated in the heart of the South Hams, Bruckton Farm lies between Dartmouth and Dittisham which is one of the most attractive and unspoilt villages in Devon.

Sitting on the west bank of the River Dart, the village has a thriving community with a church, two pubs with one housing the post office/general store, a waterside bistro and a popular sailing club. There is a ferry linking Dittisham to Dartmouth and to the National Trust owned Greenway, the former home of Agatha Christie. Benefitting from a dinghy park and The Ham, a wonderful playing field on the banks of the River Dart, Dittisham is one of the most sought after villages in Devon.

The nearby riverside town of Dartmouth, home to the Britannia Royal Naval College, provides a comprehensive range of facilities including pubs, restaurants, The Flavel Arts' Centre and Sports' Centre. Communications are good with nearby Totnes, which offers a mainline rail link to London and the A38 Devon Expressway, which is about 15 miles to the north providing access to the M5 at Exeter.

#### About this property

Dating back to around the 12<sup>th</sup> or 13<sup>th</sup> Century, Bruckton Farm is a beautiful and historic Grade II listed farmhouse sitting in about 14 acres of rolling South Hams

countryside. The property occupies an elevated position benefitting from wonderful views across the fields and to the sea beyond.

The 17th Century front door leads into the entrance vestibule with slate floor and a beautiful feature spiral stone staircase rising to the first floor. The open plan living room and dining room provides a wonderfully sociable reception room. At one end, a cosy living room with oak floor and feature inglenook fireplace is a light, dual aspect room with painted exposed beams and period features. At the other end, the dining room with split level oak floor also features an inset wood burner and window seat looking out over the front garden. Off the dining room is the laundry/utility room with double butler sink, ceramic tiled floor and electric Belling cooker. There is also a further boot room and boiler room.

The inner hallway leads to the well-appointed bespoke kitchen with central island, a good range of units, a Redfyre range with twin plates, a separate hob, an integrated fridge and space for a dishwasher. There is also a pantry and cloakroom on the ground floor. The rear entrance lobby leads onto the side garden/terrace and benefits from ample hanging space for coats and boots.





The first floor landing is light and spacious and leads to the dual aspect principal bedroom with built in wardrobes, window seats overlooking the garden and an en suite bath room with independent tiled shower. There are two further double bedrooms, on this level, a Jack and Jill family bathroom and separate cloakroom. A second, smaller landing provides access to bedrooms 4 and 5.

#### Gardens and Grounds

The grounds of Bruckton Farm extend to approximately 14 acres with landscaped gardens to the rear of the property. Mature and well established, there are several ponds as well as an extensive range of shrubs, perennials, hedges, and trees encouraging an abundance of wildlife. To the front of the property, the garden is principally laid to lawn and is fully enclosed by a beautiful old stone wall. To the side, a five bar gate provides access to the driveway and parking which in turn leads to the double open bay car port with bat roost/store at one end and with a huge barn above.

Accessed both from inside the house and externally there is a workshop/store with a stand-alone office/study above. With its own external access, this space lends itself to being a home office, consulting room or studio. Otherwise, subject to the necessary permissions, it could be incorporated into the main living accommodation of the house or be used as a separate living unit / annexe.

#### Services

Mains electricity, private water, private drainage and LPG (Redfyre range)

#### Tenure

Freehold

#### Local Authority

South Hams District Council, Totnes

#### Energy Performance

EPC - Exempt

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams  
Telephone:  
+44 (0) 1548 800462.









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Gross Internal Area 3659.73 sq ft, 340 m<sup>2</sup>

Outbuildings 1202.33 sq ft, 111.7 m<sup>2</sup>

Sarah-Jane Bingham-Chick

South Hams

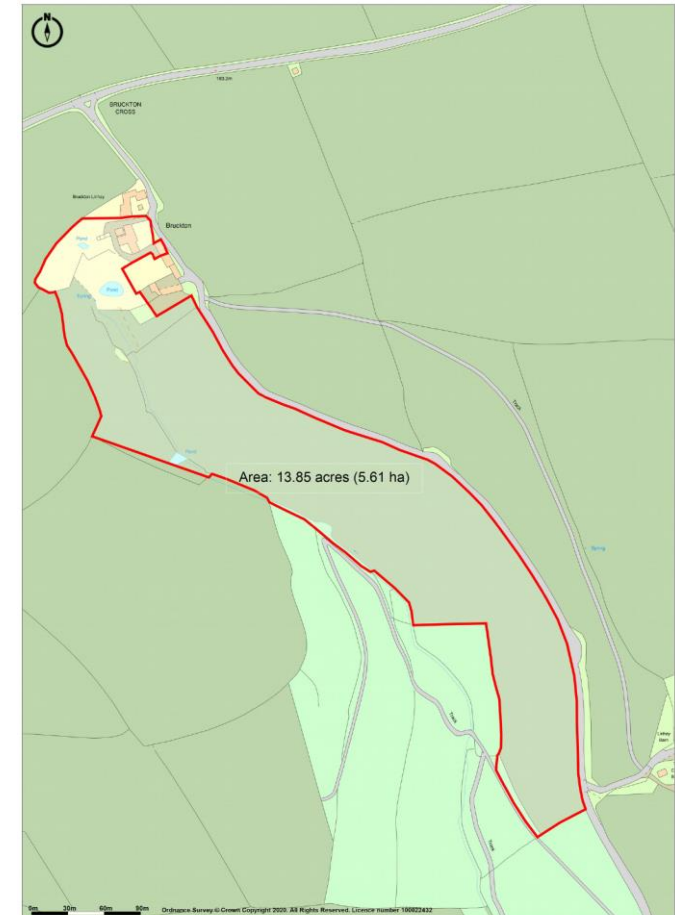
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LANDMARK INFORMATION

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