



Wonderful opportunity to acquire over half an acre plot with three stone built barns with historical permission for development.

The Round House, East Cornworthy, Totnes, Devon, TQ9 7HQ

Guide Price £1,000,000



Gorgeous setting in peaceful hamlet near Dittisham • Half an acre plot • Main barn with potential for 4 bedrooms • Second barn with double garage and store room • Third barn with permission for domestic storage

Local Information

East Cornworthy is a pretty and peaceful hamlet situated about a mile from Dittisham, a beautiful waterside village on the banks of The River Dart. Dittisham offers a church, an excellent riverside café / restaurant and two popular pubs, with one being home to the general store.

The popular market town of Totnes is about 6 miles away and offers an eclectic mix of independent shops, cafes, pubs and restaurants as well as a mainline railway link to London (under 3 hours) . Dartmouth, situated on The Dart Estuary and home to the Britannia Royal Naval College is about 5 miles away and offers a cinema, leisure centre, supermarkets, and a wonderful array of shops, galleries and restaurants. The A38 Devon Expressway is only 10 miles to the north providing access to the M5 motorway at Exeter.

About this property

The Round House, formerly part of East Cornworthy Farm, offers a wonderful opportunity for someone to complete an ongoing project. The project initially commenced in 1985 with the approval by South Hams District Council to convert the main barn to a residential dwelling and later in 1988, permission was granted for the second barn to be incidental to the main barn.

Planning reference numbers are 9/13/0251/85/3 and 13/2572/88/3 respectively. A third permission was granted in 1991 for the third barn to be converted to domestic storage. The barns remain unfinished but considerable works have been done historically. The site occupies over half an acre of largely level grounds with a sweeping drive leading from the lane.

Directions

From Totnes take the A381 to Kingsbridge and as you leave the town, take the left, signposted to Cornworthy and Ashprington. After about 1.5 miles, turn right towards Tuckenhay and continue through the village. Instead of going through Cornworthy, turn right at the junction before the village and follow the signs to Dittisham and East Cornworthy.

Once in East Cornworthy, the driveway to The Round House will be found on the left on the bend by the post box. If driving from Dartmouth, proceed on the A3122 and at The Sportsman's Arms turn right towards Dittisham. Stay on this road, through the village and after 1 mile, enter East Cornworthy and proceed over the bridge and continue up the hill, where the drive to The Round House will be seen ahead.







Promap
LANDMARK INFORMATION

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Plotted Scale - 1:750. Paper Size - A4

The Round House, East Cornworthy, Totnes, Devon, TQ9 7HQ

Gross Internal Area – 442.7 sq metres (4765.2 sq feet)

Tenure - Freehold

Energy Performance – EPC Exempt

Services – Mains water and electricity. Private drainage

Local Authority – South Hams District Council

Sarah-Jane Bingham-Chick

South Hams

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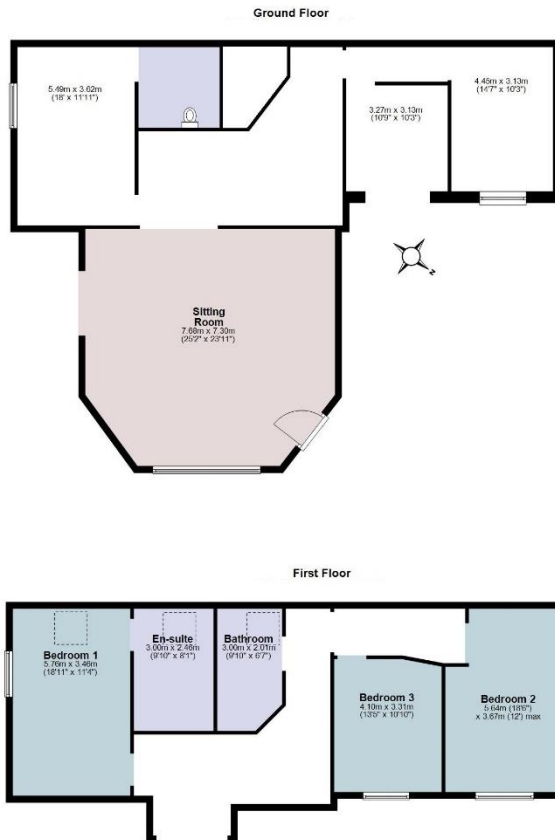


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Main Barn

Total Internal Area: approx. 236.92 sq. metres (2550.19 sq. feet)



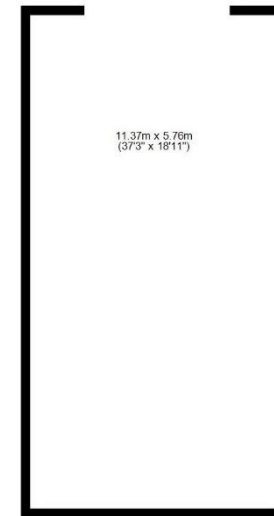
2nd Barn

Total Internal Area: approx. 140.29 sq. metres (1510.0 sq. feet)



3rd Barn

Total Internal Area: approx.. 69.49 sq. metres (747.98 sq. feet)



Viewing

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

Telephone: 01548 800462

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