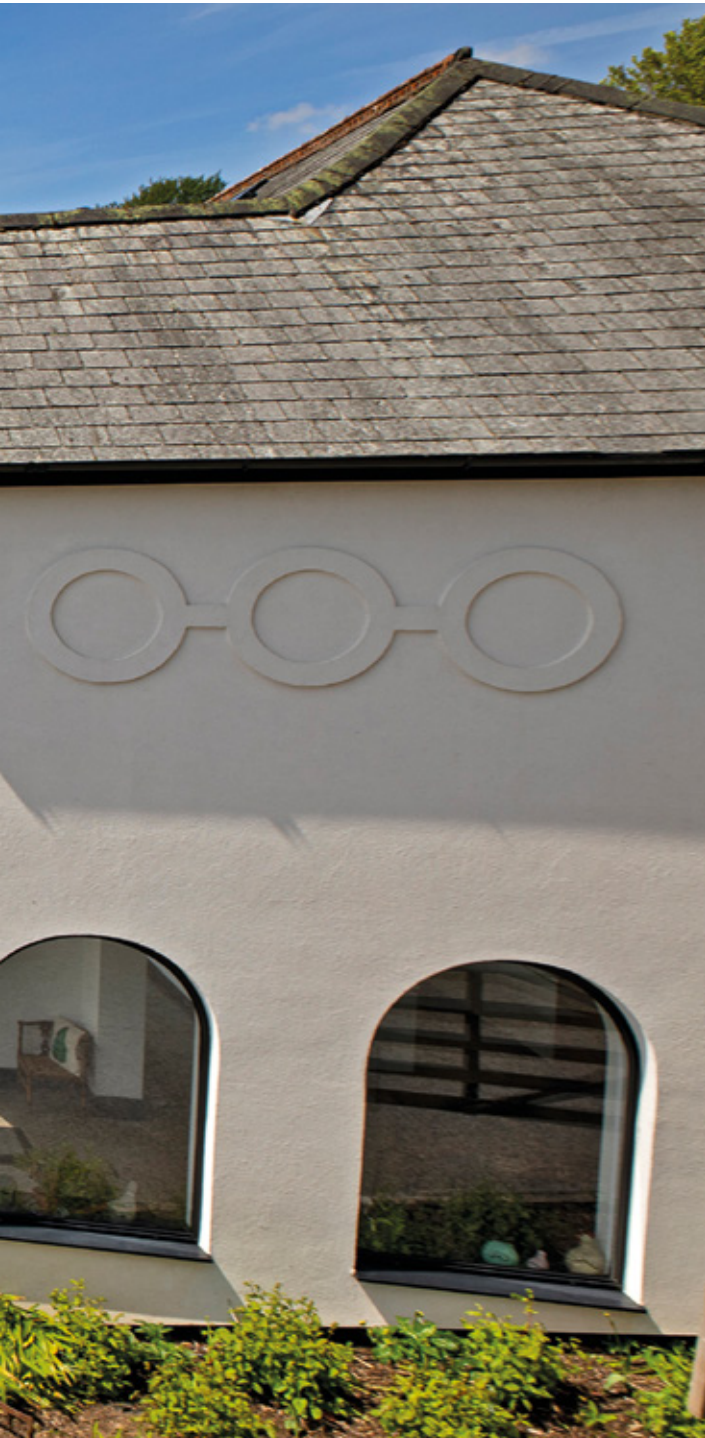


# Pinewood Lodge

Didworthy, Dartmoor, Devon







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A superb sustainable and contemporary home with outstanding views, an annexe and two separate flats set in just under 3 acres of beautiful grounds and woodland.

South Brent 1.5 miles, Ashburton 10 miles, Totnes 11 miles  
Exeter 31 miles (London Paddington 2 hours) Plymouth 19 miles  
(All distances and times are approximate)

## Accommodation and amenities

### Main House

Hallway | Kitchen/breakfast room | Utility room | Pantry | Dining room | Living room | Boot room | Sun Terrace  
Cellar | Principal bedroom suite with dressing room and ensuite | Four further bedrooms (3 ensuite) | Balcony

### Annexe

Sitting/Dining room | Bedroom | Bathroom | Sun deck

Two separate flats each with a sitting/dining room, two bedrooms and bathroom

Gardens and grounds | Woodland | Garage/workshop

### Just under 3 acres



### Exeter

19 Southernhay East, Exeter  
EX1 1QD

Tel: 01392 423111  
mark.proctor@knightfrank.com

[knightfrank.co.uk](http://knightfrank.co.uk)

## Situation

Pinewood Lodge is a sustainable and environmentally efficient home, situated in the small hamlet of Didworthy at the end of a private lane within Dartmoor National Park. The area is renowned for its spectacular scenery, heather clad moorlands, wooded valleys, rushing streams and granite tors all directly accessible from the door. Whilst being in a beautiful rural position the property is also close to the amenities of South Brent which is a 20 minute walk down hunters path to the rear of the property, served by excellent local shops including delicatessen, butcher, pharmacy, garage, dentist and GP surgery; Ashburton and Totnes are both a short car ride away.

Pinewood Lodge has been beautifully renovated providing tranquillity and comfort with outstanding views of Dartmoor. If you like fresh water swimming or fishing there are some fantastic river spots both locally and further onto the moor with the river Avon and Dart nearby. There is outstanding walking, cycling and riding and for golfers there are many courses on Dartmoor and the south coast including Bovey Castle and Thurlestone both which offer excellent facilities. There is access to great sailing and surfing locally with easy and fast access to the beautiful beaches and waterways of the South Hams.

The South Hams and Dartmoor have some fantastic award-winning local pubs and restaurants. Pinewood Lodge benefits from being almost equidistant between the cathedral city of Exeter and the historical naval port city of Plymouth, both which offer extensive cultural, recreational and educational facilities including theatres, shopping centres, sporting facilities, fine universities, retail, art galleries, numerous bars and restaurants. The port of Plymouth has regular cross channel ferry services to Brittany and Northern Spain, Exeter has an international airport, and both are supported by mainline train service to London.





## Description

Pinewood Lodge is a substantial family home set in a commanding position with direct access to and outstanding views over Dartmoor. Boasting just under 3 acres of land, a family annex and two well established 5\* rated holiday apartments that provide a significant income. For such a large property it has excellent sustainability with its own bore hole, biomass boiler, solar panels and air source pumps which keep running costs to a minimum.

The house is south west facing and has been renovated to a very high standard with underfloor heating throughout and additional Stovax log burners. The living space has excellent ceiling height and is incredibly light with an excellent flow between the inside and outside spaces, every room offers an incredible view of the moor and takes full advantage of the setting. This is particularly true of the large open plan kitchen diner and snug area with floor to ceiling glass doors that lead straight out onto the terrace that makes it ideal for al fresco dining and entertaining.

There is a well-equipped German engineered kitchen with two NEFF slide and hide double ovens and fully integrated Neff/BOSCH appliances and a boiler tap, complemented by a fully equipped utility room and large pantry.

The wonderful dining room easily accommodates over 10 people, perfect for large get togethers, offering a more formal and intimate alternative to kitchen dining, and a granite cellar provides an excellent wine store.

In addition to the other exceptional entertaining space there is a large well-equipped cinema room with surround sound, providing a great space for relaxation to take in the stunning views or access the decking through the floor to ceiling sliding doors.

The double aspect study home office makes working from home a real pleasure with excellent wifi throughout.

The 5 large double bedrooms, 4 ensuite, are very light with excellent views, each with direct access through French doors to the lovely balcony which takes in the outstanding panorama. Of particular note is the principal suite which boasts a large dressing room and impressive ensuite with double rain soaker showers and a luxurious freestanding bath, all accompanied with glorious views from the picture windows.

There is a private lift between first and second floor if needed.





## Outbuildings and land

The two holiday apartments are located behind the main house having fully independent access with separate parking and designated access to the upper gardens and a private courtyard, keeping the business separate and unobtrusive. There is separate annex above the garage which has superb views across the valley and its own private terrace. The garage itself is currently utilised as a games room and gym but can easily accommodate 3 cars and there is a well-equipped workshop incorporated into this building.







Overall, there is approximately 3 acres of beautiful and diverse grounds. On the higher level there is a stunning bluebell wood with its own viewing platform as well as fire pit and separate area for chickens. The owners have recently planted a small orchard with raised vegetable and fruit beds. The gardens themselves have many aspects but one of the key features are the outstanding views across the National park.

The terrace off the main house is ideal for entertaining and includes a cookout area with pizza oven and BBQ egg, a fire pit and seating area, a sunken hot tub and decking from the main house with a table. There is also a paddock, wildflower bank, fruit cages and a vegetable patch making this home a wonderful lifestyle opportunity. Finally, in addition to the garages there is also plenty of extra parking for a minimum of at least 6 further cars.

The house also has DEFRA registration as a small holding if needed for livestock.

## Services

Mains electricity, private bore hole, Air source heating, biomass boiler, Solar panels, water treatment plant.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Local Authority

Forde House, Brunel Road, Newton Abbot, TQ12 4XX.  
Tel: 01626 361 101.

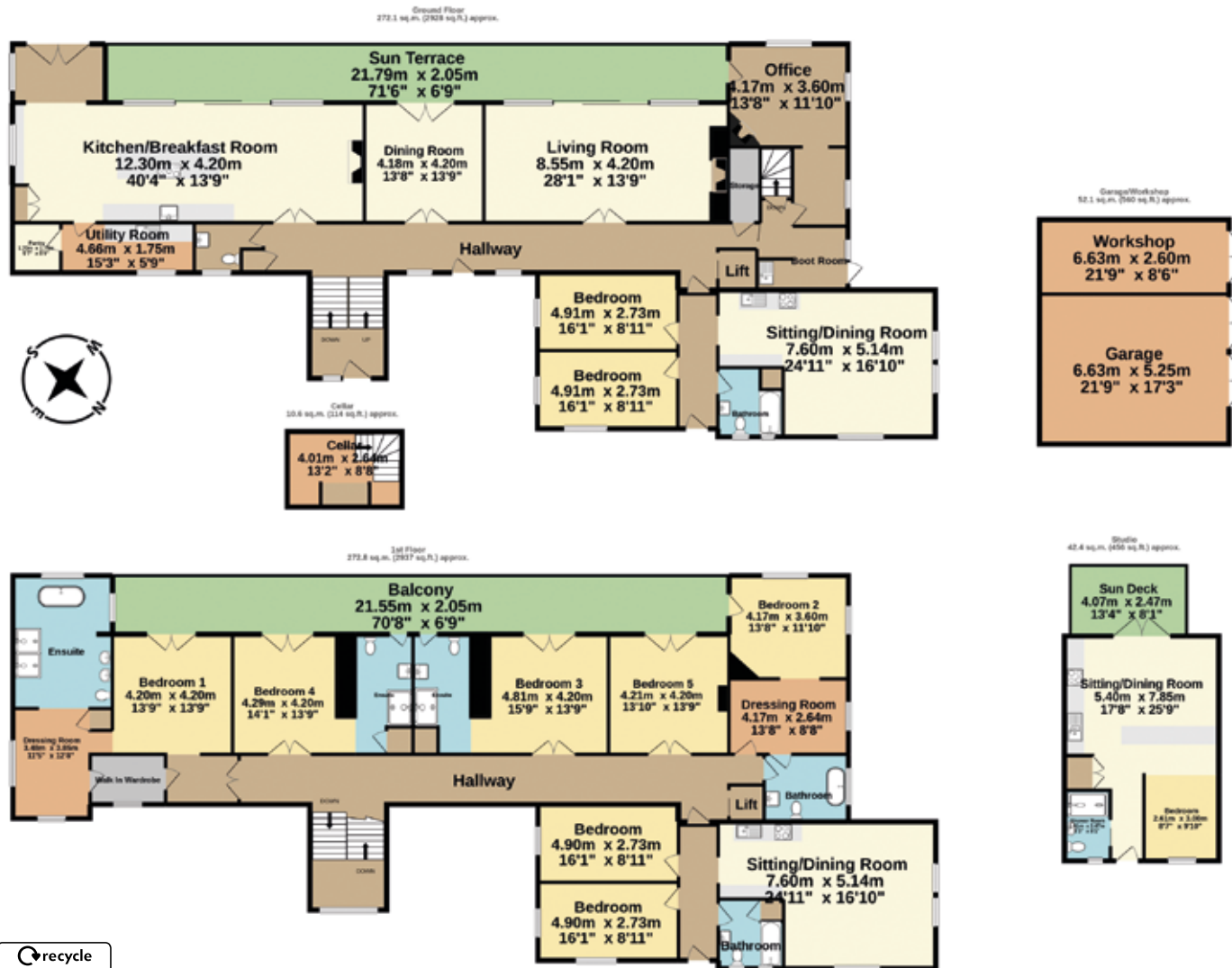
## Viewing

Strictly by appointment only with agents Knight Frank  
Tel: 01392 423111



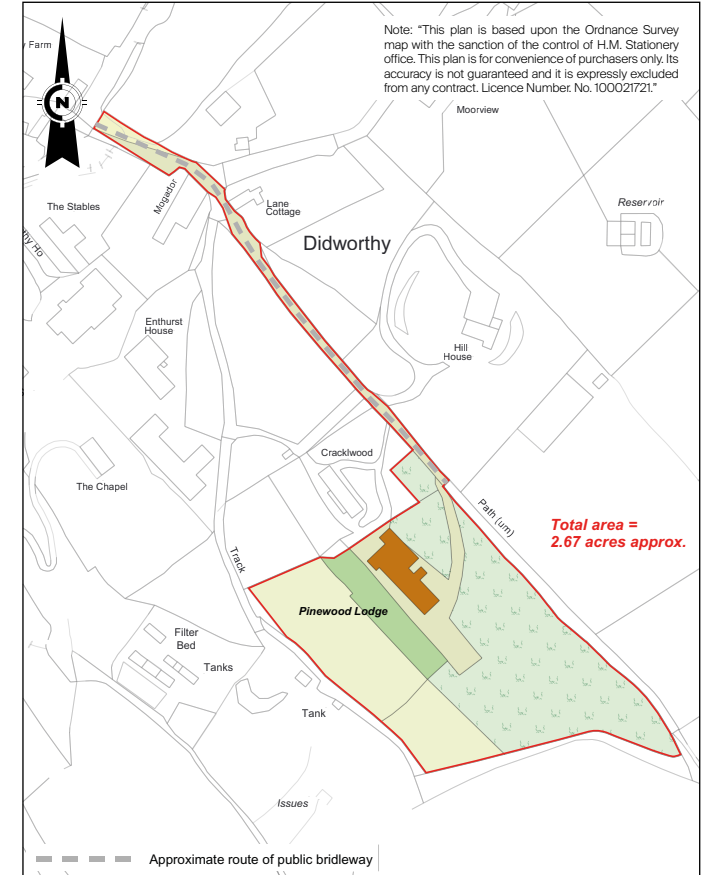
**Approximate Gross Internal Floor Area**  
**6,996 sq ft / 649.9 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



**Directions (Postcode TQ10 9EF)**

From Exeter and the M5 take the A38 towards Plymouth. At Marley Head take the sign to the Avon Dam along the A385 towards Shipley Bridge. Pass the Avon Dam on your right and continue along this lane for a short while turning left towards Didworthy. Pinewood Lodge is at the end of this lane on the right-hand side.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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