

Tumbly

Holne, Devon



 Knight
Frank





Tumbly

Holne, Devon

An outstanding home situated in a superb position with panoramic views over River Dart valley towards Sharp Tor.

Holne 0.6 miles, Ashburton and A38 3.9 miles, Totnes 3.9 miles, Exeter 25 miles (London Paddington 2 hours)
(All distances and times are approximate)

Accommodation and amenities

Hall | Sitting room | Kitchen/Breakfast room | Dining room | Reading room | Terrace
Bedroom | Shower room

Principal bedroom with ensuite | Further bedroom with ensuite

Two Garages | Garden store | Boiler room

Gardens and grounds

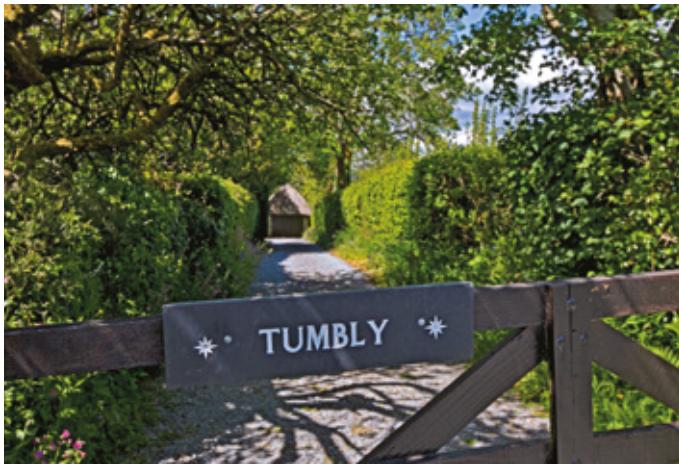
In all about 1.60 acres



Exeter
19 Southernhay East, Exeter
EX1 1QD

Tel: 01392 423111
mark.proctor@knightfrank.com

knightfrank.co.uk



Situation

Tumby is situated in the heart of the Dartmoor National Park with direct access to the open moor, and yet is only 3.9 miles from the A38, giving easy access to Plymouth, Newton Abbot, Exeter and the M5. The house sits in an incredibly peaceful, yet commanding position with fantastic views over the River Dart towards Sharp Tor. The former stannary town of Ashburton is just over 3 miles away and offers a range of local shops, restaurants and amenities. These include a superb delicatessen, Fish Deli and the Old Library restaurant as well as a cookery school. Holne itself also has a strong community with a locally run village shop and Pub.

Totnes is approximately 11 miles away with a wider range of facilities and is also a vibrant market town, while Exeter is well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants, hospitals and theatres. There are a wealth of high quality schools in the area including Stover School at Newton Abbot, Mount Kelly at Tavistock, as well as Exeter School and The Maynard in Exeter. There is a Steiner School in Dartington and a very good primary school in South Brent. Ivybridge Community College is consistently rated as outstanding.

Access to the A38 dual carriageway is simple with easy access to the towns and cities in the area, as well as direct



access to the M5. Rail services operate from Totnes and Newton Abbot direct to London Paddington, with the fastest trains taking just over 2 hours from Exeter. There are a number of flights to UK and International destinations from Exeter Airport, including a route direct to London City Airport. Cross Channel ferry services operate from Plymouth to France and Northern Spain.

Dartmoor National Park is well renowned both for the diversity of its countryside and for the many varied and sporting recreational facilities available either within the immediate facility or surrounding area. Easy access to the coastlines of both north and south Devon as well as the River Dart for sailing ensuring exceptional opportunities for the water sports enthusiast. There are also many wild swimming spots nearby as well as easy access to Bantham for surfing and great riding nearby. The park is also well known for cycling and hosts the Dartmoor Classic annually.

Description

Tumbly is an outstanding home designed by a pupil of the renowned architect Edwin Lutyens in perhaps one the best positions on Dartmoor. RC Sheriff also wrote a proportion of A Journeys End at the house significantly adding to the provenance of the property and one can see why creative minds would flourish here. It sits directly above the Dart Valley with outstanding views across to Sharp Tor and has approximately 1.60 acres of beautiful land. The house itself is Grade II listed and full of original charm and character with many period features. There is a beautiful entrance hall from which many of the key reception rooms are accessed. There is also lovely kitchen breakfast room with an AGA and direct access to the garden making al fresco dining a real possibility. For more formal entertaining there is a separate dining room.

There is also a library and a wonderful terrace which takes full advantage of the panoramic outlook. The bedroom accommodation is versatile with three outstanding bedrooms which also includes a superb principal suite and to all rooms frame stunning views. There is also a contemporary and attractive wet room as well as separate utility space which is useful particularly on Dartmoor.



Outside there are two beautifully presented garages which have potential for conversion as do the former stables. These are set within the stunning garden and grounds which include many mature trees and shrubs all of which take full advantage of the favourable southerly panoramic view. It is also worth pointing out that property is not overlooked in any way and offers complete privacy to any incoming buyer.

The property is approached via a private gate and gravel drive to the parking area and gives a real sense of arrival. The appealing gardens and grounds are split into a variety of different sections across a total of 1.60 acres. A particular feature is the selection of rare and distinctive plants and trees within the grounds as well as the oaks which have

self seeded to the front of the property which have been deliberately placed and maintained to reflect characteristics of a bonsai oak. In addition there is lovely patio to the rear of the house as well as a firepit at the top of the grounds. From many parts of the garden it is possible to enjoy the outstanding view up the River Valley and beyond to take full advantage of the lifestyle Tumby offers.

Services

Oil fired central heating. Mains electricity, mains water and septic tank.





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

Teignbridge District Council, www.teignbridge.gov.uk
Tel: 01626 361101

Viewing

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

Directions (Postcode TQ13 7RU)

From Exeter and the M5 motorway take the A38 Devon Expressway towards Plymouth. Take the second of the two exits signed to Ashburton and Two Bridges and follow signs towards Holne and Postbridge. Follow this road for about 3 miles past The River Dart Country Park and past the Holne Chase Hotel and take the left towards Holne just before the brow of the Hill. Continue on this road and Tumbly is just before Holne on the right hand side.

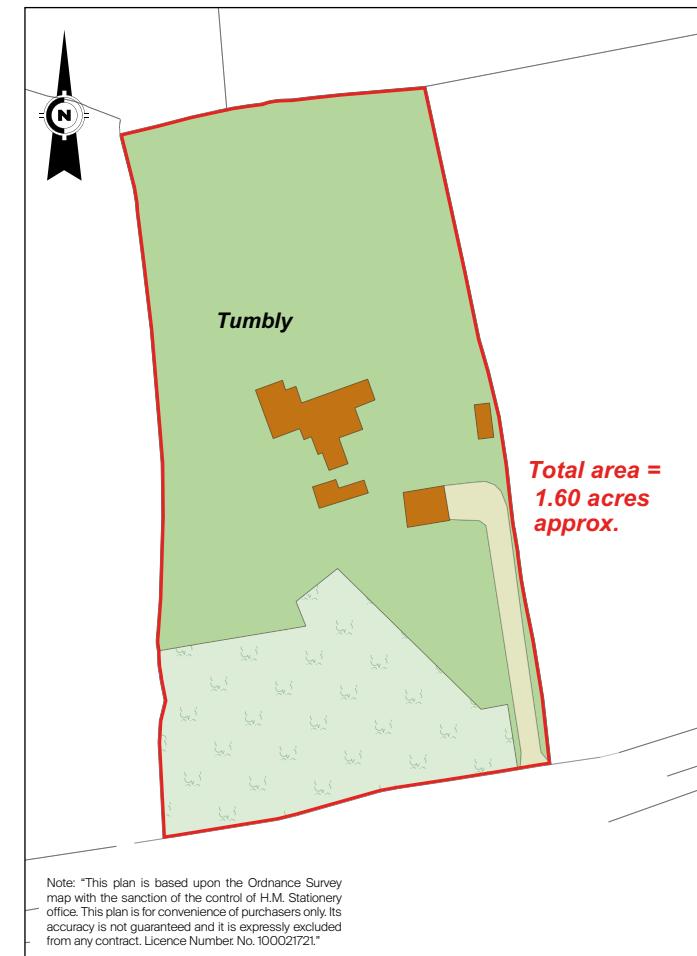
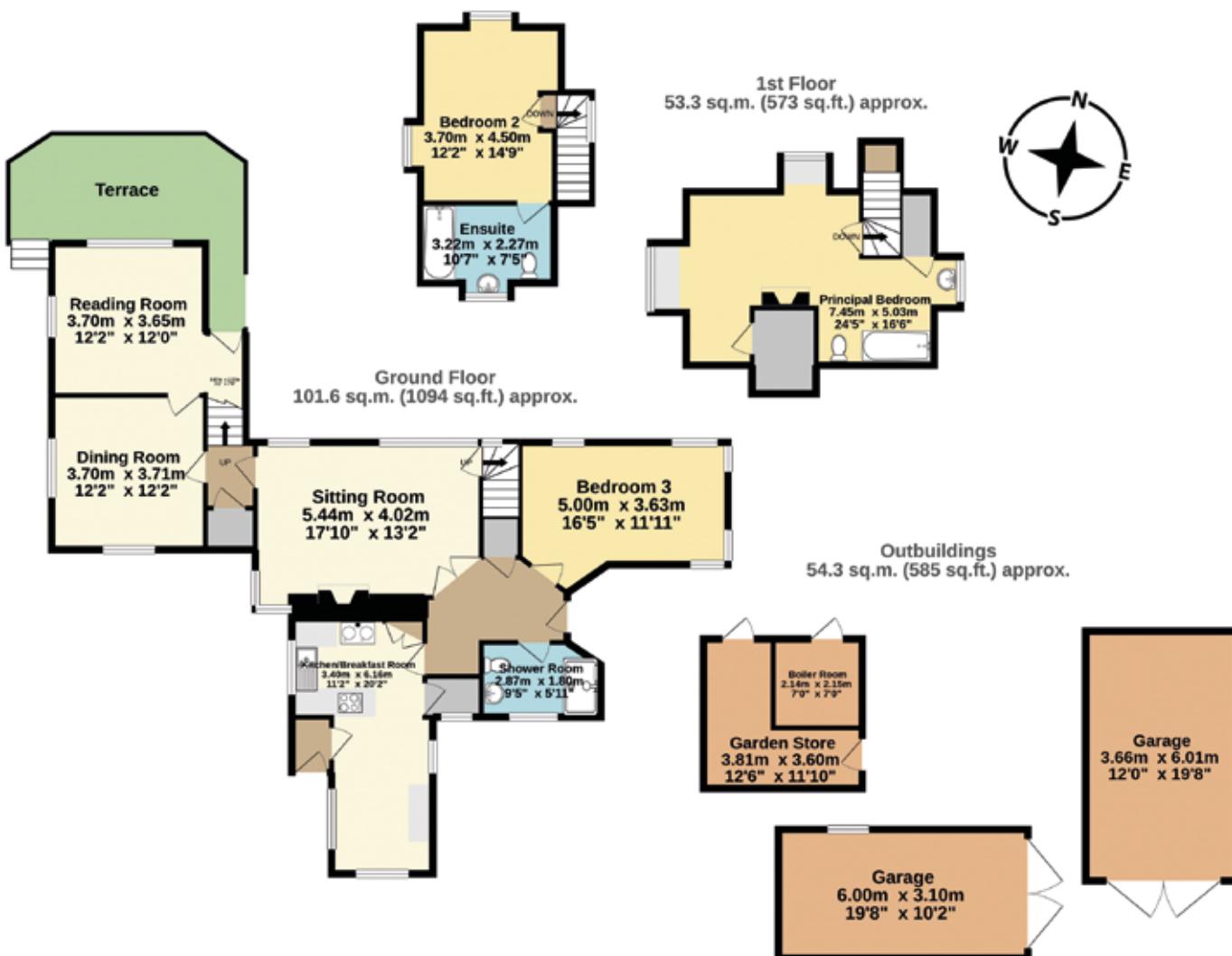


Approximate Gross Internal Floor Area

2252 sq ft / 209.2 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.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated June 2021. Photographs dated June 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.