

# Fingals, Dittisham, Dartmouth

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A beautiful Grade II listed manor farmhouse with four self-catering properties, exquisite gardens, lawn tennis court and indoor swimming pool. All situated in an **idyllic hidden valley**, less than a mile from the River Dart.

**Summary of accommodation**

**Fingals Manor Farmhouse**

Gross Internal floor Area 5,650 sq ft (525 sq m)

**Ground floor:** Entrance hall/bar | Cloakrooms | Sitting room | Living room/library | Dining room | Snug | Kitchen/breakfast room | Games room/snooker room | Shower room | Commercial kitchen | Utility | Laundry room | Office | Boiler room

**First floor:** Six en suite bedrooms

**Attached annexe to the main house:** External staircase rising to first floor sitting room and bathroom, with double bedroom above

**Self-Catering properties**

**Barberry Brook (728 sq ft/68 sq m):** Kitchen | Sitting room | Double bedroom | Sunken bath and shower room | Waterside balcony terrace

**The Folly (654 sq ft/61 sq m):** Kitchen | Sitting room | Double bedroom | Bathroom with roll top bath and further shower room | Waterside terrace

**Wisteria (577 sq ft/54 sq m):** Kitchen | Sitting room | Two double en suite bedrooms | Full width balcony

**The Barn (1106 sq ft/103 sq m):** Kitchen | Sitting/dining room | Two en suite bedrooms | Bathroom | Full width balcony

In all about 1 acre

**Distances**

Dittisham 1 mile, Dartmouth 5 miles, Totnes (train station) 7 miles  
(All distances are approximate)



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## The location

Fingals is situated in a hamlet, amidst glorious, rolling South Hams countryside, in a tranquil, hidden valley about a mile from the village of Dittisham and about half a mile from the Dart Estuary. Dittisham is a quintessential 'chocolate box' village, with a wonderful mix of cottages and thatched houses, quaint lanes and a large village green known as The Ham, which is situated on the banks of the River Dart.

Dittisham remains one of the most sought-after villages in the South Hams, not just because of its charm, but because it is a vibrant community with two village pubs, post office/general store, a waterside cafe and a popular sailing club.

Dartmouth is about 5 miles on the road or about 20 minutes down river, and offers an array of shops, boutiques, pubs and restaurants, as well as a cinema, indoor and outdoor swimming pools, 3 supermarkets, a health centre and a good selection of schools.

Totnes, a wonderful market town and a hub of activity, is about 7 miles distant and offers a mainline rail link to London Paddington with a journey time of about 2 hours and 40 minutes. The A38, which in turn leads to the M5, is about 15 miles from Fingals. There is a good selection of independent and state schools, including three grammar schools across the river in Torbay.

## The property

Fingals, formerly one of the most loved and well-known hotels in South Devon, has been described as eccentric, quirky, unique, relaxed and different. It is a beautiful Grade II listed Devon farmhouse and has been owned by the same family since 1981.

When the current owners bought Fingals, it was a rundown farmhouse and for over 40 years, they have been sympathetically renovating it and extending it to now provide 4 self-catering homes, in addition to the main house. In 2017, Fingals was granted change of use (Planning Application Ref: 0693/17/FUL) from hotel (C1) to residential dwelling (C3) with four ancillary self-contained holiday apartments; Barberry Brook, The Barn, The Folly and Wisteria.





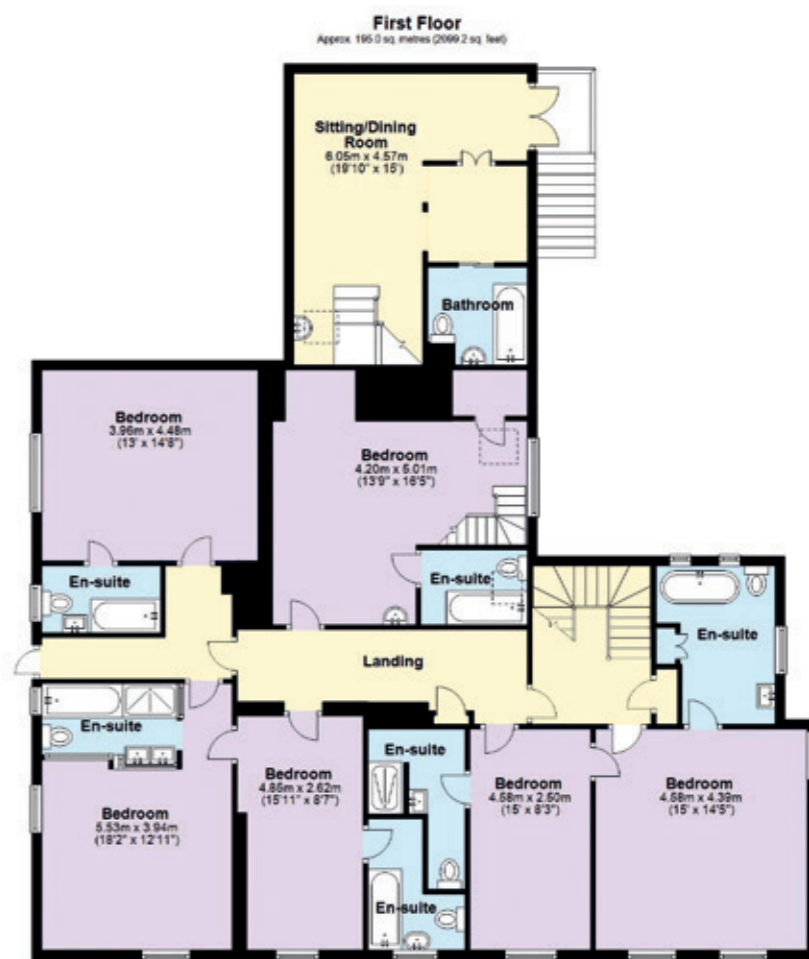
As soon as you step through the front door, you experience the warmth, relaxation and comfort which hugs you as you arrive, and it always attracted guests who wanted a 'home away from home'. In addition to the house and holiday homes, there is a heated indoor swimming pool, a grass tennis court, a games room, a sauna, and a gym.



## Fingals Manor Farmhouse

Approximate Gross Internal Floor Area  
5,650 sq ft (525 sq m)

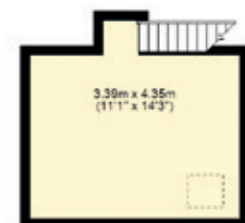
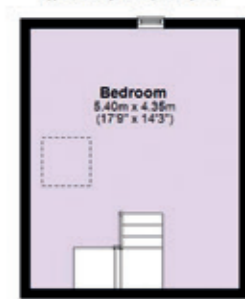
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

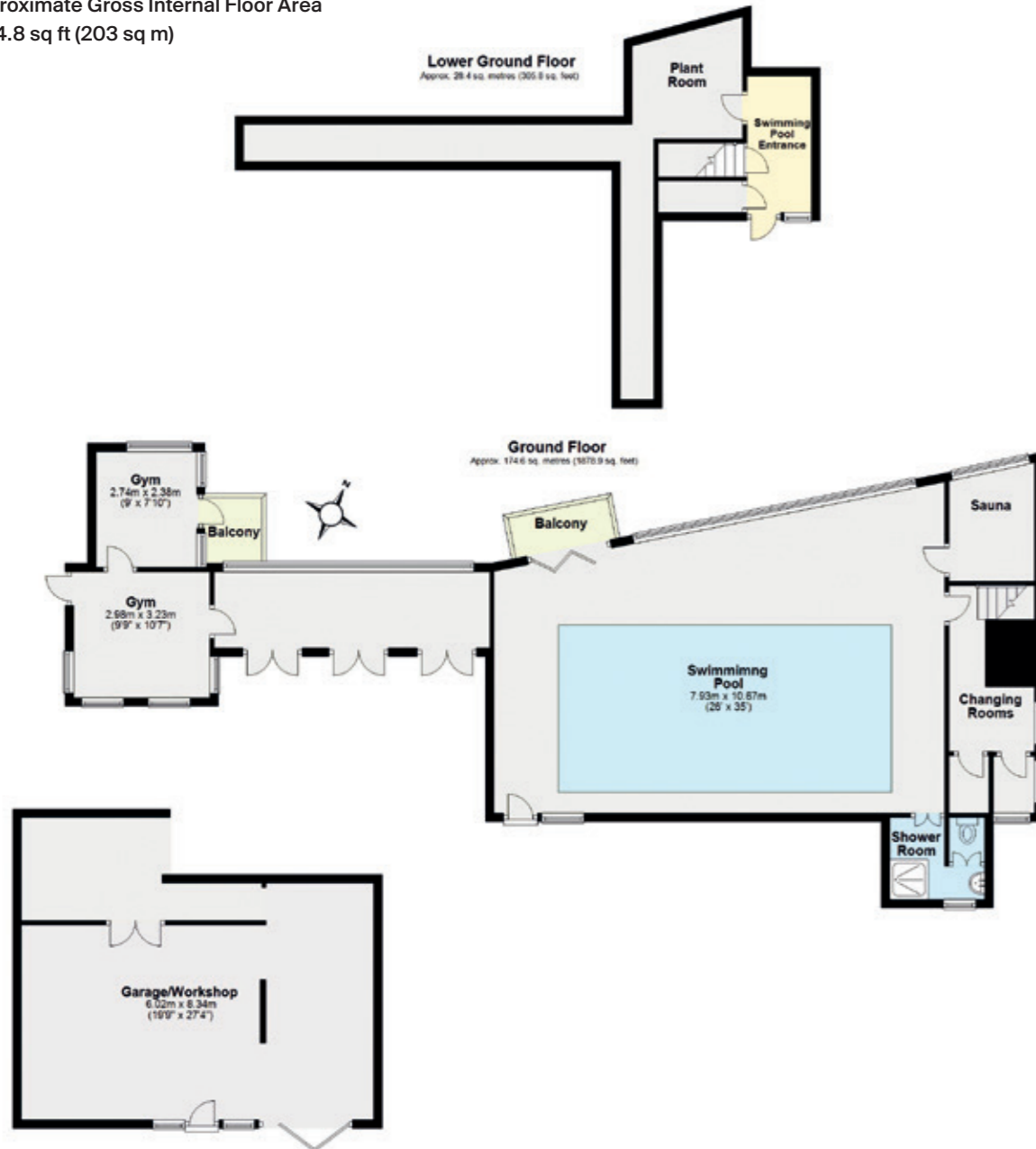
### Second Floor

Approx. 33.7 sq metres (361.7 sq feet)



## Swimming Pool

Approximate Gross Internal Floor Area  
2184.8 sq ft (203 sq m)



## Barberry Brook

Approximate Gross Internal Floor Area  
67.6 sq m (727.5 sq ft)



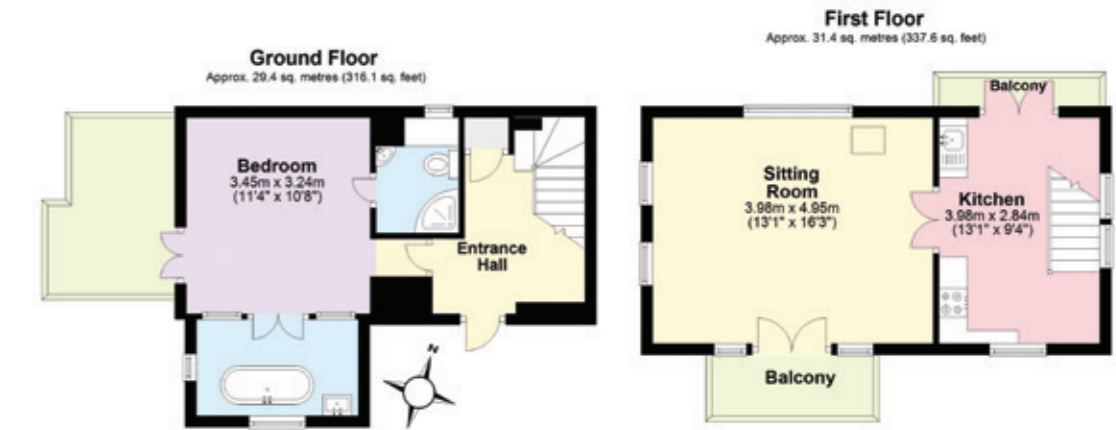
## Wisteria

Approximate Gross Internal Floor Area  
53.6 sq m (576.8 sq ft)



## The Folly

Approximate Gross Internal Floor Area  
60.7 sq m (653.7 sq ft)



## The Barn

Approximate Gross Internal Floor Area  
102.8 sq m (1106.1 sq ft)



Fingals is a wonderful listed manor house, which would make a superb family home and offers a wonderful opportunity to live in the beautiful Devon countryside, whilst earning an additional income from the holiday lets. The dedicated website describes in superb detail the accommodation and this can be viewed at [www.fingals.co.uk](http://www.fingals.co.uk)

## Gardens

The manor house and holiday homes are all situated in glorious and well-established gardens of about 1 acre. The gardens, which are level, are a delight, and well-stocked with an array of plants and colour. There are lawned areas, al fresco dining terraces, a summerhouse, flower beds and borders and a lawn tennis court, where you can host your very own Wimbledon! The boundary is bordered by a pretty brook which feeds into the Dart Estuary. There is a dedicated parking area for about 10 vehicles, with an electric charging point. There is large garage/workshop/potting shed.

## Services

Oil central heating, newly installed private drainage system, mains water and electricity, PV solar panels, air source heat pumps.

## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ6 0JA)

From Totnes, at the traffic lights, turn right towards Kingsbridge and Dartmouth on the A379, and after 1 mile, turn left to Cornworthy and Ashprington. After 1.5 miles, turn right to Tuckenhay and Bow Bridge, and follow the road through Tuckenhay. 2 miles on, at the ruin priory, turn right to Dittisham and East Cornworthy, and continue for about 1.5 miles descending the steep hill. 100 yards after the small bridge turn right, where Fingals is signposted. **What3words:** wealth.broadens.elders



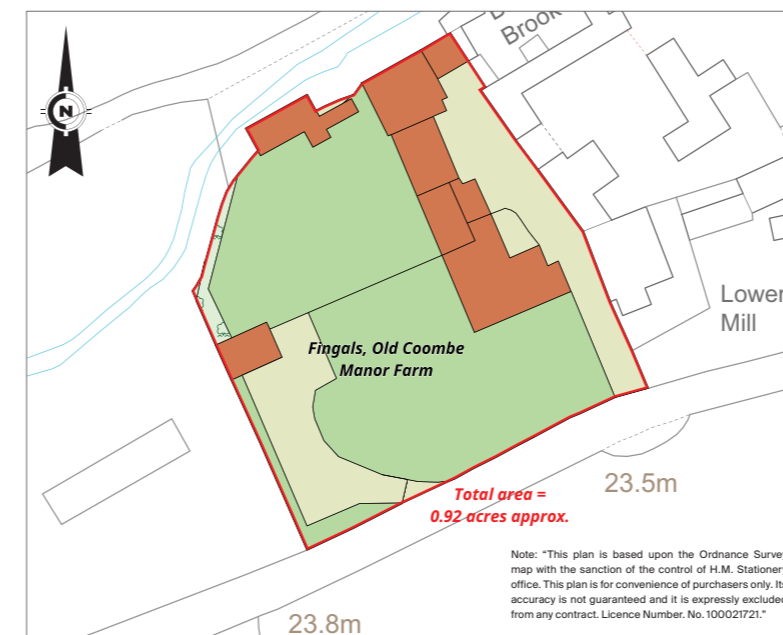
## Property information

Tenure: Freehold

Local Authority: South Hams

EPC Rating: Grade II Exempt

Guide Price: £2,000,000



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