



Perchwood House, Tuckenhay, Totnes, Devon





A gorgeous period house in an **idyllic, waterside setting**, with four bedrooms, three bath/shower rooms, glorious gardens, parking and a mooring.

**Summary of accommodation**

**Ground Floor**

Entrance hall | Kitchen/dining room | Sitting room | Utility | Cloakroom/shower room

**First Floor**

Landing | Main bedroom with en suite bathroom and dressing room | Two further double bedrooms | Bathroom

**Second Floor**

Landing | 23' bedroom | Walk in attic room

**Outside**

Waterside terrace | Walled garden and orchard | Parking | Garden workshop | Summerhouse

Gross Internal floor Area 2,187 sq ft (203 sq m)

**Distances**

Totnes 3 miles, Dartmouth 6 miles, Totnes 10 miles

(All distances are approximate)



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## The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. Situated in an Area of Outstanding Natural Beauty, Tuckenhay is a gorgeous village, with chocolate box thatched cottages, and situated on Bow Creek, a truly idyllic waterfront setting, where the Harbourne River flows into the River Dart. Within walking distance, are three popular pubs, The Maltsters Arms, The Watermans Arms and The Durrant Arms.

The market town of Totnes is about 3 miles away and offers all the amenities you would expect from a large town, with an eclectic mix of independent shops, cafes, pubs and restaurants as well as a mainline railway link to London (2 hrs 40 mins).

The pretty waterside town of Dartmouth, situated on The Dart Estuary and home to the Britannia Royal Naval College is about 6 miles away and also offers similar amenities, with a cinema, leisure centre, supermarkets, and a wonderful array of shops, galleries and restaurants.

The wilds of Dartmoor are within about half an hour (11 miles) and the beautiful Blue Flag beach at Blackpool Sands is about 20 minutes (7 miles). The A38 Devon Expressway is only 10 miles to the north providing access to the M5 motorway at Exeter.



## The property

Perchwood House is a beautiful period home, which is not listed, and dates from the 18th century. It can be a main home, or as the current family have used for over 14 years, a well-loved and cherished holiday home. The accommodation, which is arranged over three floors, is well-proportioned with spacious rooms and outstanding views across the water. The ground floor comprises a beautiful kitchen, with an oil-fired AGA and room for a large dining table.





The floor is slate, and a large Welsh dresser complements the units. The sitting room has sliding doors to a full width Juliette balcony, marrying the river and house beautifully, and a wood burning stove sits in an inglenook fireplace. Also on this floor is a utility/boot room and cloakroom with shower.

The first floor offers the main bedroom, with en suite bathroom and dressing area with library shelf. Doors open to the full width covered balcony, which is a simply perfect sitting to enjoy your morning coffee! There are two more double bedrooms on this floor and a family bathroom.

Stairs rise to the second floor, where there is a large 23' bedroom with dormer window and a large walk in attic room, great for storage.

## Gardens

The gardens at Perchwood are a delight. Immediately to the front of the house is a large stone paved terrace, with beautifully stocked and well-established flower beds. Steps lead from the terrace to the water, where there is a mooring. There is a workshop/store tucked away in the corner. The garden is very private and a glorious place to sit and enjoy a meal and watch the river and spot the occasional Kingfisher!



Across the lane is a gated entrance through a high stone wall, with a flight of steps leading up to a level lawned garden and orchard.

This elevated setting offers wonderful views of the river and surrounding countryside and benefits from a large summerhouse with stone terrace. There is parking for one car.

## Services

Oil central heating, mains water, drainage, and electricity.

## 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 (TQ9 7EQ)

From Totnes, follow the Western Bypass A381 towards Kingsbridge and Dartmouth. Towards the top of the hill, turn left towards Tuckenhay. Continue for a couple of miles, passing The Watermans Arms at Bow Creek and continuing into the village. After ¼ mile Perchwood will be seen on the left. If you reach The Maltsters Arms, you have gone too far.

**What3words:** ///croaking.curiosity.command

## Property information

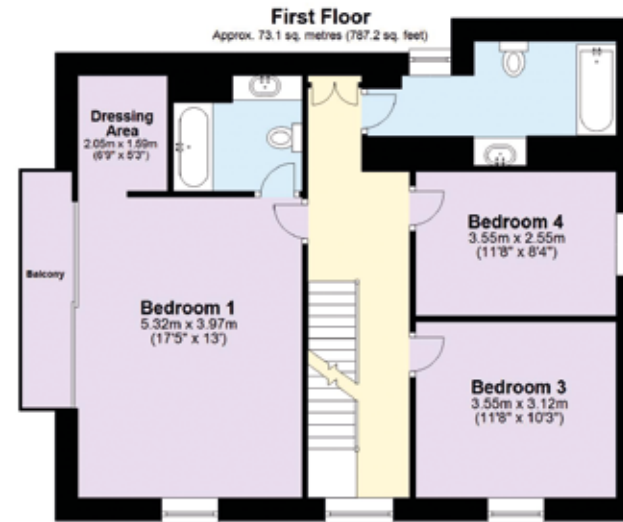
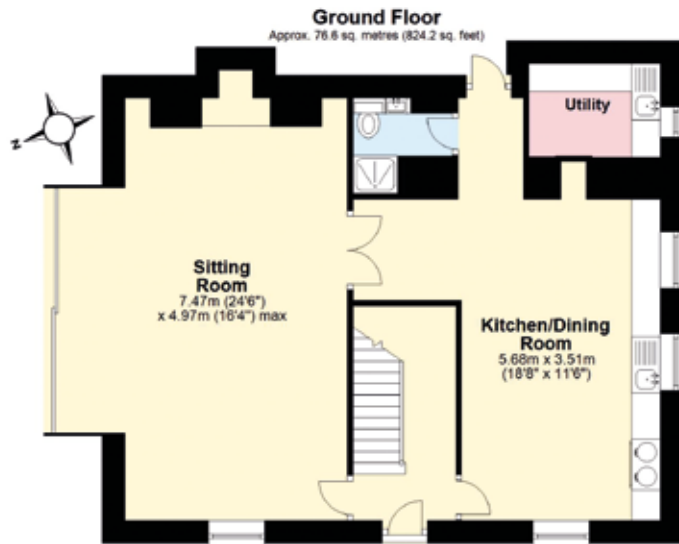
**Tenure:** Freehold

**Local Authority:** South Hams District Council

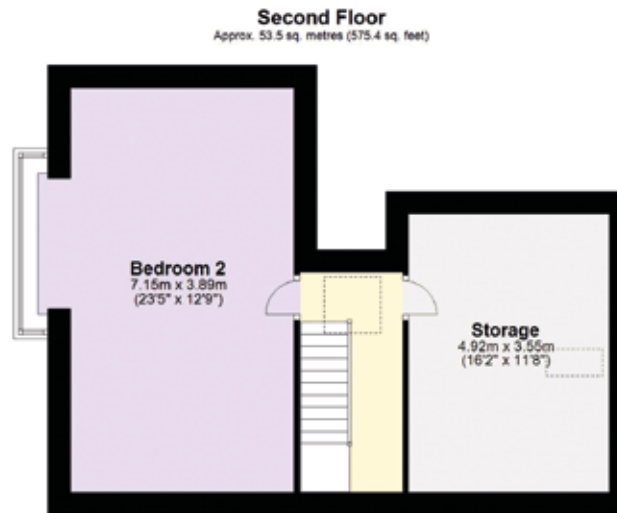
**Council Tax:** Band G

**EPC Rating:** D

**Guide Price:** £1,500,000



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



**Approximate Gross Internal Floor Area**  
**2,187 sq ft (203 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.



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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