

# North Beneknowle, Diptford, Devon

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# An enchanting, unlisted 18th century house in a magical setting.

## Summary of accommodation

Porch | Hall | Inner hall | Sitting room | Dining room | Study | Garden room | Kitchen/breakfast room with walk-in larder | Utility room | Double bedroom | Shower room

Principal bedroom with en suite bath and shower room | Two further double bedrooms | Single bedroom | Family shower room

Parking | Outbuilding incorporating single garage/workshop and log store | Garden | Pond | Kitchen garden with greenhouse  
Poultry enclosure | Woodland

In all about 1.71 acres (0.69 hectare)

## Distances

Diptford 1 mile, South Brent 2 miles, A38 (Devon Expressway) 2 miles, Dartmoor 3 miles, Totnes town centre /A385/station 7.5 miles  
(Exeter St. David's 35 minutes) Blackpool Sands Beach 12.5 miles, Paignton 13 miles, Torquay 15.5 miles, Plymouth town centre 17 miles  
Exeter city centre 30 miles, Exeter Airport 33 miles (London City Airport 1 hour)  
(All distances and times are approximate)



**Knight Frank Exeter**  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Mark Proctor**  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)

## Location

North Beneknowle is situated in a small, rural hamlet close to the River Avon with easy access to Dartmoor. This is within the South Hams District of Devon, which is part of the South Devon AONB. The nearby village of Diptford is a thriving community with a parish church, village hall and a small primary school rated as Good by Ofsted.

South Brent offers shops, church, GP surgery, dentist, a busy community centre and large primary school rated as Good by Ofsted. Totnes is about a 20-minute drive away providing most day to day requirements, with a wide choice of local shops and businesses including GP, dental and veterinary surgeries plus a large Morrison's supermarket. For wider requirements the centre of the port city of Plymouth is only half an hour away.

Transport links are good too. The A38 Devon Expressway is just two miles away and Totnes has a train station offering a regular service to Exeter St. David's and London.

The area also has a wide choice of schools from both the state and independent sectors. This includes seven Ofsted-rated Good primary schools to choose from within a five mile radius.

## The property

Part of a hamlet of just four houses and a neighbouring farm and set amidst beautiful countryside alongside the River Avon, North Beneknowle is in a gorgeous rural setting that avoids being isolated. It stands in about 1.7 acres of garden and mature woodland spanning the shared approach lane leading to one of its neighbours. The house is believed to date from the late 18th century and has been the much-loved home of its current owners for many years. It has two storeys with more recent extensions behind and is built of rendered local stone under a slate roof.

The interior is full of natural light and character. All the main ground floor rooms face south and/or west retaining original architectural features including a fireplace with a massive stone lintel in the sitting room and an inglenook in the dining room, both of which are now fitted with wood burning stoves. It is not listed and has been refurbished and extended sympathetically to a very high standard.





The ground floor has two good-sized original reception rooms, one on each side of the hall, supplemented by a light-filled garden room and a gorgeous kitchen/breakfast room that has room for seating and dining areas and windows on two sides looking out over the garden. The kitchen is floored with slate and has a set of French windows that open onto the paved terrace. This all combines to create a wonderful core to the house that can be expanded into the garden when the weather is fine for both family days and for entertaining. The lovely kitchen has a walk-in larder, oak-fronted units, Belfast sink, granite work surfaces and a range of built-in electric appliances.

Much of upstairs is floored with oak and all four first floor bedrooms face south and have views over the surrounding countryside. There is a further double bedroom on the ground floor with an adjacent shower room.



**Approximate Gross Internal Floor Area**  
304.1 sq m (3273 sq ft)

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.



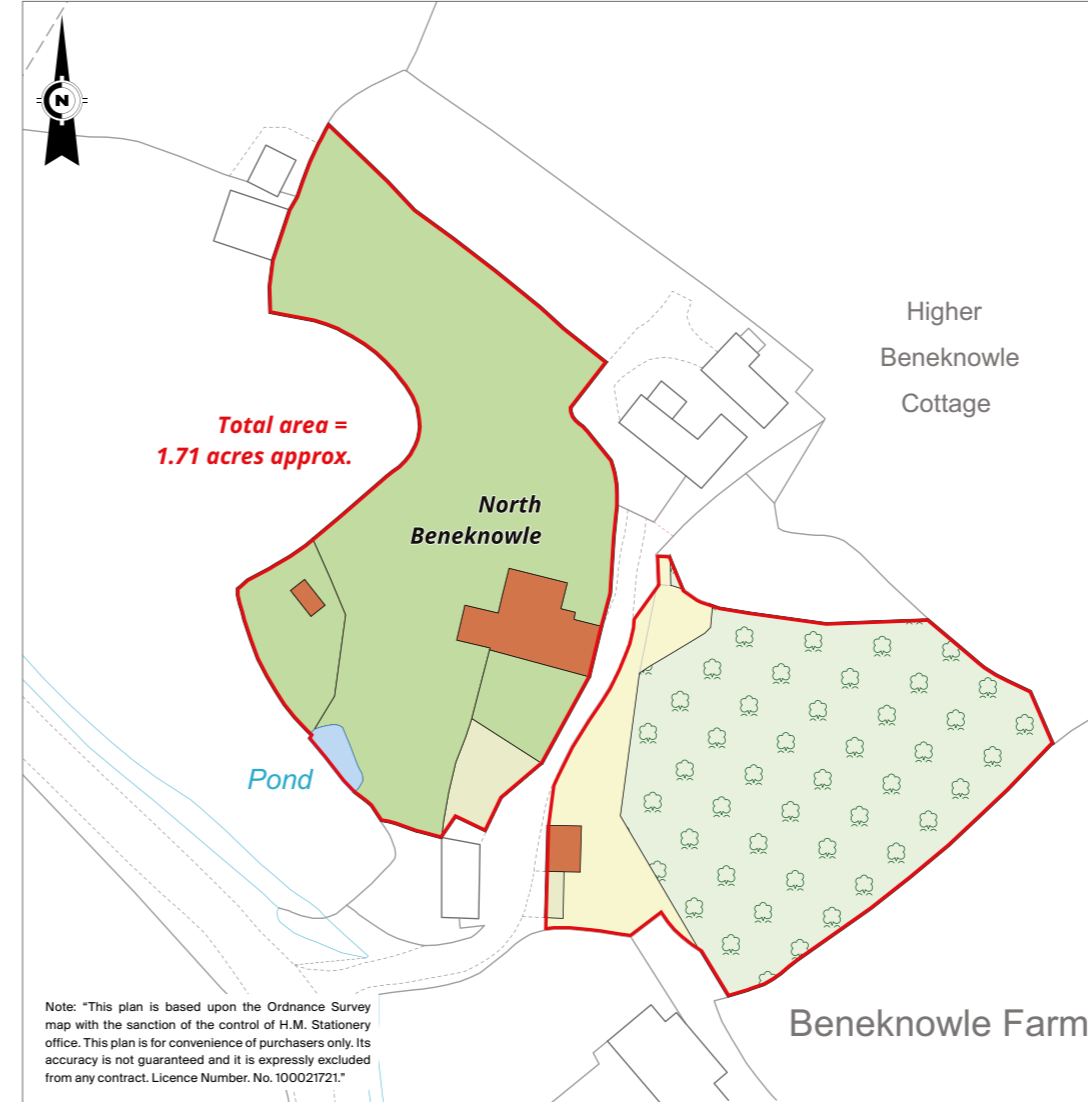
**Garden and grounds**

North Beneknowle is approached off the passing country lane via a short approach lane that is shared with two neighbouring properties. A wide driveway entrance off the lane leads to a gravelled parking area with space for several cars, from where a gravelled path leads on to the house. The grounds amount to about 1.71 acres (0.69 hectare) separated into two roughly equal areas by the shared approach lane.

On the far side of the lane is an area of mature broadleaf woodland and beside it a stone-built outbuilding incorporating a single garage/workshop, a log store and parking for two more cars. The remainder of the grounds consist of a beautiful mature garden that extends out on three sides of the house and which is designed to need minimal maintenance. It consists of a large lawn fringed by tall hedging and is dotted with a wide variety of trees and flowering shrubs plus some richly planted borders. At its centre is a level lawn of sufficient sized to play croquet.

On two sides of the garden room are areas of paving with ample space for separate seating and dining areas. In one corner is the kitchen garden which is enclosed by hedging and incorporates a greenhouse.





## Services

Mains water and electricity. Private drainage. Oil-fired central heating.  
**Broadband Speed:** download 24 Mbps, upload 15 Mbps

## Directions (Postcode: TQ9 7LU)

**What3Words:** robots.butchers.weeded

Ignore sat nav for the optimal route to North Beneknowle.

From A38 West turn off for South Brent then right off slip road. From the A38 East turn off at Marley Head taking signs to South Brent B3372 then drive past South Brent. Drive under A38 then immediately left to Avonwick. In 1 mile pass Avon Inn to the left and Cousins Garage to the right, over River Bridge then immediately right towards Diptford. North Beneknowle is up the lane signed "Higher Beneknowle."

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council ([www.southhams.gov.uk](http://www.southhams.gov.uk)).

**Council Tax:** Band F

**EPC Rating:** D

**Guide Price:** £950,000



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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