

The Big Bothy, Harberton, Devon





A beautifully crafted **contemporary home** with 4.48 acres on the edge of the popular village of Harberton.

Summary of accommodation

Ground Floor

Reception hall | Hall | Living room | Study | Three bedrooms, two en suite | Further bedroom/study | Kitchenette | Utility room
Two shower rooms | Bathroom | Two stores | WC

First Floor

Sitting room | Dining room | Kitchen/breakfast room | Principal bedroom with en suite | Further bedroom

Garage/Workshop

Triple garage | Studio | Workshop | Three stores | Log Store

In all approximately 4.48 acres

Distances

Totnes 3.3miles (London Paddington 2 hrs 33 minutes), Dartmouth 12.6 miles, Exeter 32.4 miles
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com





Situation

The Big Bothy is located perfectly for everything the South Hams and Devon has to offer. There is easy access to the River Dart as well as being within convenient reach of the popular market town of Totnes. Ideally situated on the edge of the popular small village of Harberton the house has a sense of rural tranquillity whilst being well connected. It is also possible to walk across the fields to Totnes. The village has a wonderful pub with the famous Church House Inn. There is also the historic church of St. Andrews. Within 3 miles is the bustling medieval town of Totnes with its eclectic mix of shops, Norman castle and restaurants together with mainline railway station to London Paddington. There is easy access to the A38 Devon Expressway which provides superb dual carriageway access to both Plymouth and Exeter together with links to the M5 motorway.

The South Hams is bordered to the north by the beauty of Dartmoor and to the south by the enchanting coastline, little creeks and safe unspoilt sandy beaches. For the sailing enthusiast the excellent facilities of both Dartmouth and Salcombe as well as an active sailing club at Dittisham which has a great fleet of dinghies. There is also excellent cycling on Dartmoor and surfing at Bantham and Mothecombe.





The property

The Big Bothy is an exquisite south-facing residence blending modern and period elements, set within 4.48 acres of paddocks and woodland. A sweeping drive welcomes you to this idyllic yet contemporary property. Impeccably presented, the spacious interior boasts a stunning open and light kitchen breakfast room, complemented by panoramic valley views.

Flowing seamlessly, the reception space includes a snug with a wood burner and a dual-aspect dining area leading to a beautiful patio terrace for al fresco dining. A key feature of this room are the glass doors which give a real sense of being part of the outside and create a wonderfully light space to unwind in.

There are six bedrooms in total offering versatile accommodation for any incoming buyer. These include a captivating principal suite, showcasing remarkable vistas. For working from home there is a separate office with reliable Wi-Fi. There is also a cosy TV room with a wood burner, and a utility which enhances the functional aspects of The Big Bothy. With solar panels and double-glazed windows, the property balances sustainability and comfort. There is also plenty of storage.





Outside, there is ample parking as well as a triple garage. It is also worth mentioning the workshop and studio which is ideal for anyone looking to run a business from this location.

The land is a key element of this home with two large pastures which make ideal grazing for sheep and are full of wild flowers in the spring and summer. There is also a lovely stream flanking the lower field leading to a pond at the entrance creating a real haven for wildlife. Ducks, Cranes and Coots are regular visitors. There are also a range of fruit trees by the drive with plum, apple, damson and pear.

The woodland is a wonderful part of the land and consists of white planter trees and ensures a ready supply of wood for all the wood burners in the house.

On the corner of the lower field which borders the green lane/public footpath the five bar gate leads directly to the lane and footpath. This lovely walk goes the whole way to Totnes without going on the main road and is a real benefit.

There is also a green house, hand built potting shed and no dig beds on the top section of ground above and to the right of the house adding to the overall appeal to this property.



Services

Mains water, septic tank, mains electricity. Solar panels. Fibre broadband.

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.

Viewing

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

Directions (Postcode TQ9 7SP)

What3words: ///abundance.calms.acute.

The postal address is Big Bothy, Belsford, Harberton, Totnes, TQ9 7SP. For those who prefer directions. As you come into Harberton village from the Totnes/Kingsbridge Road, don't turn off right to the pub but carry on out of the village past bus stop on your right. After 300m you will come to Belsford Triangle where you turn right. After 100m go straight at tiny crossroads signposted either to Belsford Mill or to Belsford. Do not go to the Mill but follow sign to Belsford, past a dead end sign and go up steep hill and down other side and our gate is the very first you come to with Big Bothy house sign and cattle grid. Come up the drive and there will be plenty of parking.

Property information

Tenure: Freehold

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

Council Tax: Band F

EPC Rating: C

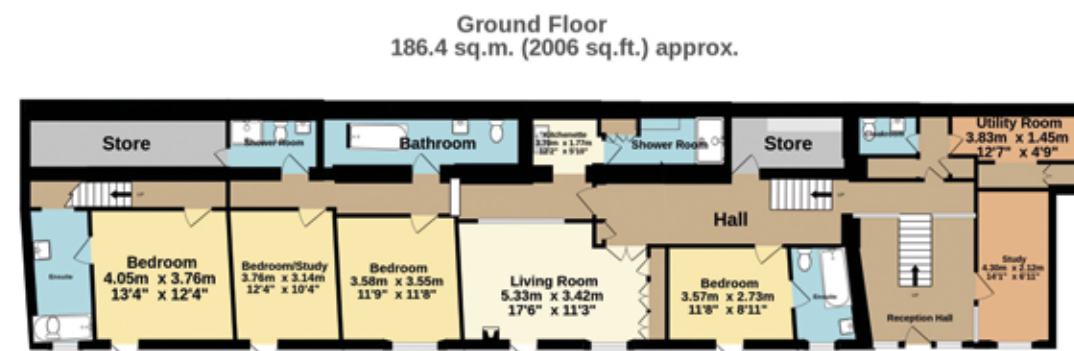
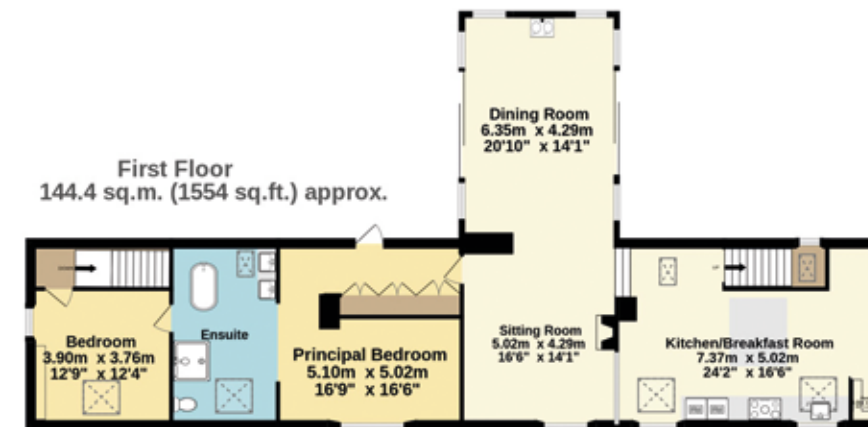
Guide Price: £1,500,000



Approximate Gross Internal Floor Area

473.5 sq m (5097 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.



Garage/Workshop

142.8 sq.m. (1537 sq.ft.) approx.



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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Particulars dated May 2024. Photographs and videos dated May 2024.

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