

# Little Larcombe Farm, Diptford, South Devon

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A stunning ‘grand design’ contemporary home situated within glorious grounds of 9.2 acres, complemented by a superb range of outbuildings extending to over 8,000 sq ft.

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## Summary of accommodation

**Ground Floor:** Entrance vestibule | Reception hall | Utility/boot room | Shower room/cloakroom | Kitchen/breakfast room | Open plan living/dining room | Office | Double bedroom with en suite shower room

**First Floor:** 46’ open landing as a games room and a sitting room | Impressive central staircase | Four double bedrooms, one with a wrap-around balcony and steps to the garden | Shared en suite bathroom | Further en suite shower room

**House:** Gross Internal floor Area 4207 sq ft (390.8 sq m)

**Outbuildings:** Comprising garaging, workshops, barns and storage

**Outbuildings Gross Internal floor Area:** 8631 sq ft (801.8 sq m)

**Grounds:** Gated driveway | Gardens | Paddocks | Woodland | Orchard | Yard

**In all about 9.2 acres**

## Distances

Totnes 6 miles, Plymouth 20 miles, Exeter 30 miles

(All distances and times are approximate)



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## The location

Little Larcombe Farm is situated on the rural outskirts of Diptford, a pretty and bustling village with a church, primary school, village hall and post office. The nearby market town of Totnes is about 7 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). Totnes is home to a number of schools and the A38 Devon Expressway is about 5 miles and provides access to the M5 motorway and beyond. The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate, beautiful estuaries and golden beaches, and the wilds of Dartmoor can be reached in about 15 minutes.

## The property

Little Larcombe was designed and built by the owners and is testament to their creativity and attention to detail. Finally finished in 2023, this impressive home has been built to a high specification, and is steel framed and stone clad, with a hipped slated roof. From the gravelled entrance drive, where there is parking for numerous vehicles, a large, covered porch provides access into the impressive entrance hall, with a bespoke staircase rising to the galleried landing.







The ground floor has a polished concrete floor with the central area comprising the dining room and sitting room, with a floor to ceiling tri-fold door leading to the gardens and paddock beyond. The kitchen/breakfast room has a wood burning stove, a further pair of bi-folding doors leading outside, and is fitted with stainless steel worktops with a variety of soft close pan drawers and fitted units. The island unit houses a dishwasher, with a breakfast bar to one side. The Fisher and Paykel appliances include two ovens with plate warming drawers underneath and a gas hob. There is space and plumbing for an American style fridge/freezer. From the open plan reception areas, there is the option to create an annexe, with office/bedroom six becoming a sitting room/kitchen, and bedroom five being the bedroom, with en suite shower room.

The first floor landing is impressive, with bi-folding doors leading to two large balconies, and the landing being large enough to provide space for a games room and sitting area. There are four double bedrooms and two shower rooms on this floor. All the bedrooms enjoy far-reaching views over the gardens, paddocks, and rolling countryside beyond. The main bathroom has a large oval bath and a wet area with rain head shower. The house benefits from double glazed windows throughout, is well insulated and features underfloor heating on the ground floor.



## Gardens and grounds

The grounds extend to 9.2 acres and comprise beautifully planted and well-established gardens, several paddocks, a large pond, and ample parking for numerous vehicles/boats. The fields are well fenced and there are a number of dry-stone walls. There is the base for an outdoor pool, which remains unfinished, and which the owners have covered with a small AstroTurf football pitch. The boundaries have been completely re-fenced, and the paddocks re-seeded. There is a planted fruit orchard above the paddock, which slopes down to the adjoining woodland, with further paddocks accessed from the tracks. Most of the paddocks have a water trough connected. To the front of the house and central to the gardens, is a large and well-stocked pond.

## Outbuildings

A substantial range of beautifully built barns which extend to over 8,000 sq ft, are currently used as garaging, workshops and storage barns, but could be converted to an indoor horse arena with stabling or studios. The steel frame building is clad in timber with stone low faced wall, and roller shutter doors, and the building benefits from underfloor heating via a Clean Burn waste oil burner.





## Services

Mains electric, private drainage, private water via a borehole. Oil central heating via radiators. Underfloor heating on the ground floor and bathrooms. LPG hob in kitchen.

## 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 7PD)

The postcode does not get you to the property, so please use the what3words)

Follow the road from Morleigh towards Diptford and the A38. After about 3 miles turn right at Bradridge Post, towards Larcombe. Follow this lane for about a mile, keeping left at the fork, and the drive to Little Larcombe will be found on the left-hand side.

**What3words:** address spoons.midfield.disputes

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

**Council Tax:** Band TBC

**EPC Rating:** TBC

**Guide Price:** £1,750,000

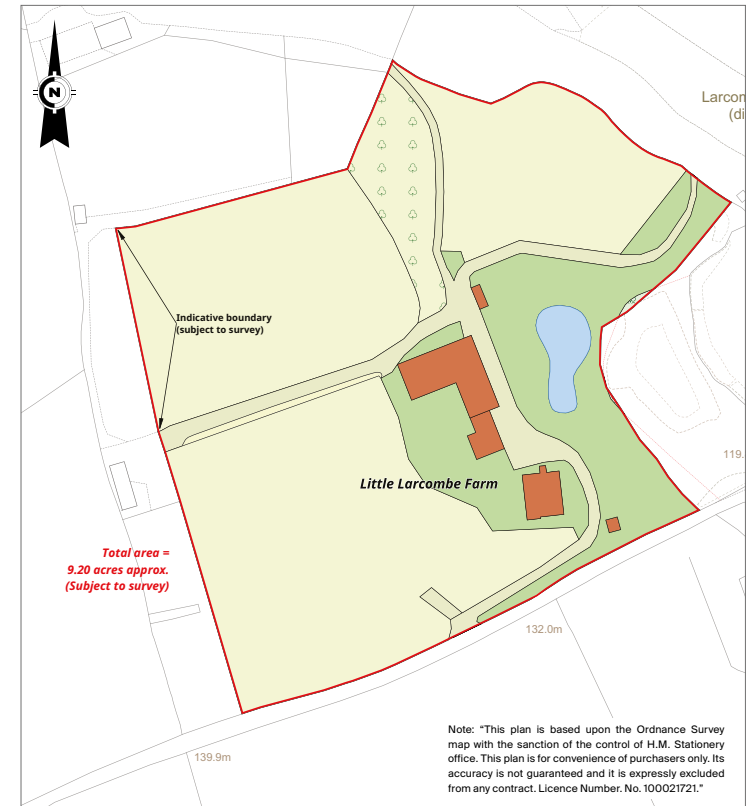
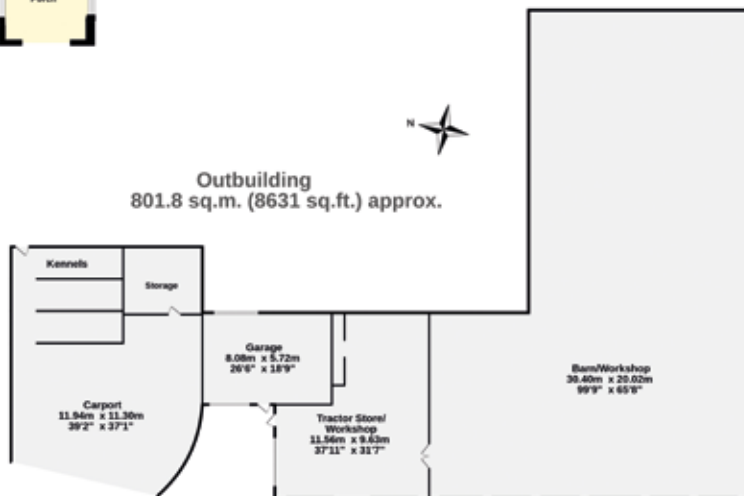
**Approximate Gross Internal Floor Area**

**House: 4207 sq ft (390.8 sq m)**

**Outbuilding: 8631 sq ft (801.8 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



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 September 2024. Photographs and videos dated September 2024.

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