



HANNAFORD OLD HOUSE

Poundsgate, Dartmoor, Devon



A WONDERFUL UNLISTED FAMILY HOME

In a superb position with outstanding views and grounds.

Summary of accommodation

Ground Floor: Hall | Sitting room | Dining room | Snug/library | Kitchen/breakfast room | Utility | WC

Cellar

First Floor: Principal bedroom with dressing room | Six further bedrooms, one with en suite | Family bathroom | WC

Gardens and grounds: Double garage with studio above | Outbuilding | Stables

Lot 1: Hannaford Old House and 3.9 acres

Lot 2: Additional paddock 0.95 acres

Distances: Poundsgate 1 mile, Ashburton and A388 ½ miles, Totnes 11 miles

Dartington 9 miles, Exeter 20 miles (London Paddington 2 hours)

(All distances are approximate)

Guide price: Lot 1: offers in excess of £90,000

Lot 2: guide price £50,000

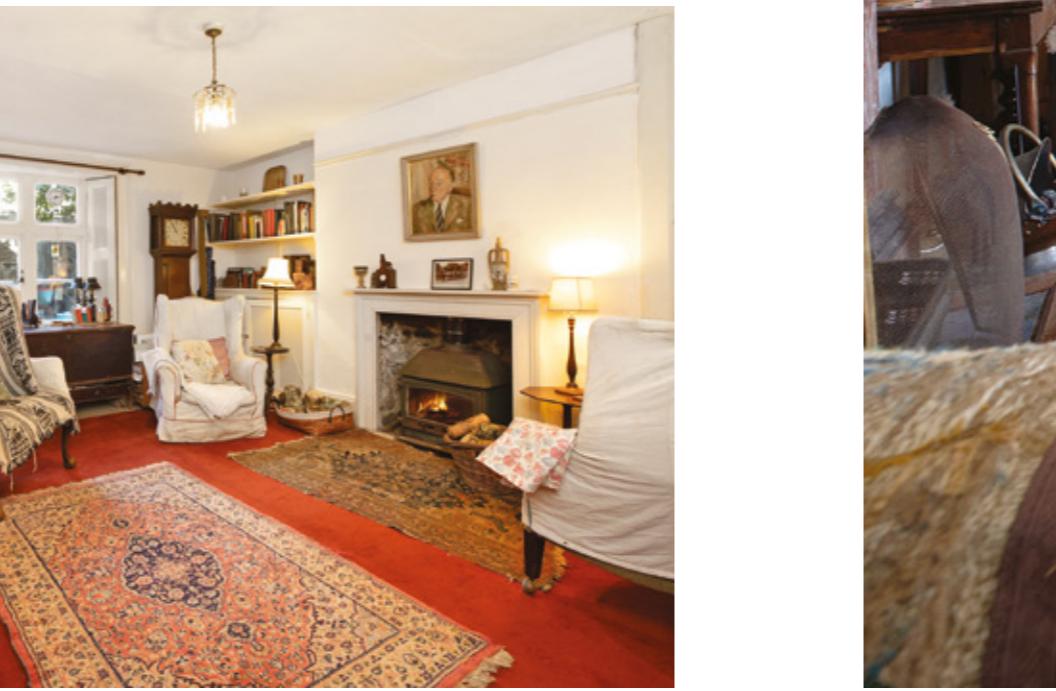
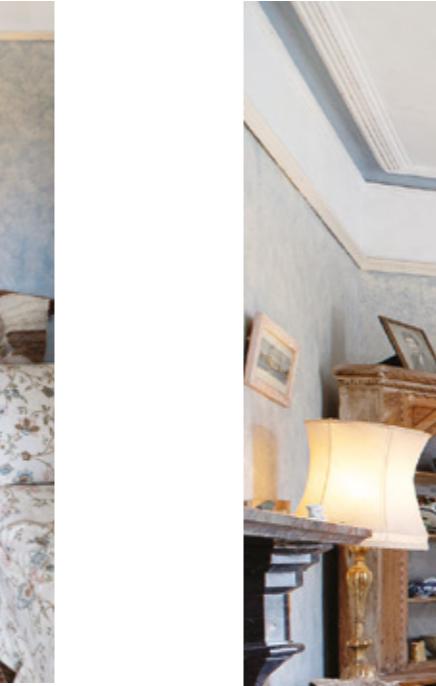


SITUATION

Hannaford Old House is situated in the heart of the Dartmoor National Park with direct access to the open moor, and yet is only 3.5 miles from the A38, giving easy access to Plymouth, Newton Abbot, Exeter and the M5. Open moorland, river swimming spots and Spitchwick Common are all just a short walk away. There are superb trails and tors nearby for hiking and horse riding, making it an ideal equestrian property. Dr Blackalls Drive is also about a 10 minute walk from the property.

The house is ideally placed with superb views but is sheltered from the prevailing south westerlies. The charming town of Ashburton is just over 3 miles away and offers a range of local shops, restaurants and amenities. These include a superb delicatessen, Fish Deli, Emilia's, Rafikis and the Old Library restaurant as well as the thriving Ashburton musical and Arts centre, twelve antique shops and a highly regarded cookery school. Holne itself also has a strong community with a locally run village shop, tea room and Pub.

Dartington Hall Trust with its thriving programme of arts and cultural events and Elizabethan timber framed cinema is only 9 miles away.



Totnes is approximately 11 miles away with a wider range of facilities and is also a vibrant market town, while Exeter is well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants, hospitals and theatres.

There are a wealth of high quality schools in the area including Stover School at Newton Abbot, Mount Kelly at Tavistock, as well as Exeter School and The Maynard in Exeter. There is a Steiner School in Dartington and a very good primary school in South Brent. There are also some excellent Grammar Schools in Torbay and Churston.

Dartmoor National Park is well renowned both for the diversity of its countryside and for the many varied and sporting recreational facilities available either within the immediate facility or surrounding area. Easy access to the coastlines of both north and south Devon as well as the River Dart for sailing ensuring exceptional opportunities for the water sports enthusiast. There are also many wild swimming spots nearby as well as easy access to Bantham for surfing and great riding nearby. The park is also well known for cycling and hosts the Dartmoor Classic annually.

HANNAFORD OLD HOUSE

Hannaford Old House offers timeless elegance with beautiful views and a superb southerly aspect. This detached property combines period features with excellent light accommodation leading to a welcoming and versatile property. Whilst in a beautiful rural location, the house is still well connected to Ashburton and sits amidst lush greenery with impressive grounds.

Upon entering the property, you are greeted by an impressive entrance hall with high ceilings and classic architectural details, leading into a light-filled living area. The kitchen is designed for both functionality and style. There are several well-proportioned bedrooms and bathrooms, complemented by excellent entertaining spaces which are ideal for family gatherings.

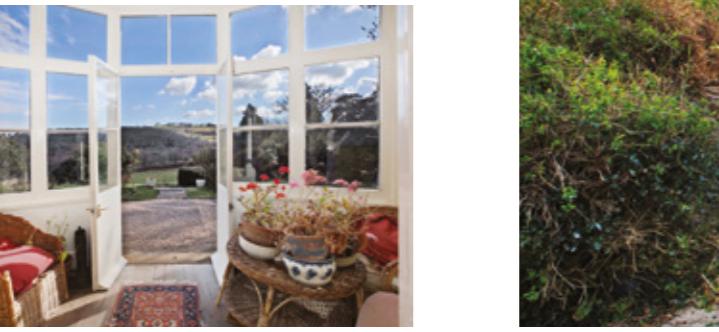
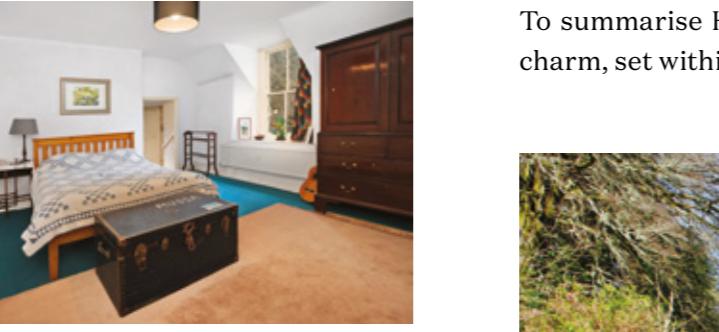




The high ceilings and large windows enhance the spacious interiors whilst making the most of the impressive view. There is also an attractive separate studio with wood burner, perfect for a home office or guest accommodation. The wood store also sits directly below.

Outside, the property features lovely grounds that include an orchard with a walled garden. The back garden is quite a productive fruit garden. With two mature apple trees, a mature fig tree, a plum tree, a grape vine, productive gooseberry, blackcurrant, and raspberry bushes, and a mulberry tree. The paddock and stables also make it ideal for equestrian use as well as offering ample space for outdoor activities and relaxation. In addition, there is also separate paddock available for purchase. The garden is well maintained, offering a serene setting with mature trees and lawns from which you can admire the outstanding outlook. There is plenty of parking on arrival via the gravel drive which gives a warm sense of arrival. It is also worth mentioning there are fishing rights (available by separate negotiation) for a stretch of river just below Newbridge and Commoners grazing rights within Lot 1 front field.

To summarise Hannaford Old House is a wonderful home full of historic charm, set within a uniquely peaceful environment.



PROPERTY INFORMATION

Services: Mains electricity, mains water and private drainage. Oil fired heating system, wood burner with a back boiler that heats two radiators. Electric towel rail in the main bathroom.

Tenure: Freehold

Local Authority: Teignbridge District Council, www.teignbridge.gov.uk
Tel: 01626 361101

Council Tax: Band G

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

Directions (Postcode TQ13 7NX): From Exeter and the M5 motorway take the A38 Devon Expressway towards Plymouth. Take the second of the two exits signed to Ashburton and Two Bridges and follow signs towards Holne and Postbridge. Follow this road for about 3 miles past The River Dart Country Park and past the Holne Chase Hotel over a hill and across a second bridge over the River Dart. Then turn immediately left signed to Hannaford. Continue up the hill and the entrance to Hannaford Old House will be seen on the right.



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



Approximate Gross Internal Area
461.6 sq m (4968 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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