

Little Zeal, Dartmoor, Devon







A superb family home with land and **direct access** to the River Avon and Dartmoor.

Summary of accommodation

Main House

Ground Floor: Porch | Entrance hall | Sitting room | Family room | Study | Kitchen/dining room | Utility room | Bathroom

First Floor: Principal bedroom | Two further bedrooms | Workroom/further bedroom | Bathroom | Spacious loft

Annexe: Bedroom/studio

Outbuildings

Double garage | Store | Large workroom | Greenhouse | Log shed | Stable block | Loft | Two former loose boxes

Lot 1

Approximately 5.67 acres

Lot 2 (by separate negotiation)

Approximately 8.26 acres

Distances

South Brent 1.5 miles, Ashburton 10 miles, Totnes 9 miles, Plymouth 19 miles, Exeter 31 miles (London Paddington 2 hours 15 minutes)

(All distances and times are approximate).



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Situation

Little Zeal enjoys a wonderful location on the southern edge of Dartmoor, with direct access to the moor. It is situated in a sheltered position in the valley of the River Avon in an area of outstanding natural beauty, surrounded by its own land and with long frontage to the river (approximately 1600 feet). It offers a wide range of opportunities for walking, cycling, riding, bird-watching, as well as swimming in the Avon at Shipley Bridge, or further afield in the River Dart.

This beautiful rural position is wild and unspoilt, yet conveniently close to the amenities of South Brent and nearby towns. If you like fresh water swimming, Shipley Bridge is just a few minutes' walk away and also offers superb riverside walks and paths onto the open moor. There are some delightful river spots directly from the garden into the Bala Brook and the Avon, perfect for fishing or simply enjoying this magical place.

There is also outstanding sailing and surfing locally, with easy access to the beautiful beaches of South Devon, such as Mothecombe and Bantham. For golfers there are many courses on Dartmoor and the south coast including Bovey Castle and Thurlestone, both of which offer excellent facilities.







The house is only a short drive from South Brent, and around a 35 minute walk. South Brent is a much sought after village with a popular primary school, community and art centres, a variety of shops, village hall, pub and a church. It also has a health centre and dentist. The village has a creative, friendly community with a choir and a range of local groups. Neighbouring Ashburton has independent restaurants, coffee shops and a cookery school. Totnes and Dartington are also nearby, providing a wide range of facilities. The area has some excellent pubs, restaurants and farm shops, including the well known Riverford Field Kitchen and the Turtley Corn Mill, a local family friendly gastro pub.

The Dartington estate is just a 20 minute drive away and has beautiful gardens and restaurants. It holds concerts and talks throughout the year and is popular with families, having many activities for children, woodland walks, riverside trails and a cinema.

Exeter has a variety of shopping facilities in Princesshay. The town also includes a John Lewis, Waitrose and IKEA. There are excellent schools in Exeter such as Exeter School and the Maynard, as well as Torbay and Churston Grammar Schools and Plymouth College. There are also good comprehensive schools in Totnes and Ivybridge.

The A38 dual carriageway is accessible at South Brent just 1.5 miles away and links with the M5 to Exeter. There are good rail links from Totnes and Newton Abbot as well as flights from Exeter Airport.





The property

Little Zeal is an outstanding family home situated in this highly desirable location on the southern slopes of Dartmoor. The house is full of character and charm and has a light and airy entrance hall. It has a spacious kitchen/dining room with an AGA. There is a wonderful sitting room with a wood burner and French doors to the terrace and garden, as well as excellent reception space, making it ideal for entertaining. The living room has beautiful views over the garden and a further wood burner. There is also additional reception space which is currently used as a family room.





There are four bedrooms upstairs and, in addition, a beautiful bedroom/ studio in the annexe. There are further outbuildings which would be ideal as a separate office or for storage as well as impressive gardens, including stables.

Lot 1 includes the main house and surrounding land and Lot 2 includes the fields on the other side of the road which are on a separate title. The lower field in front of the house has two further gates to the lane.

Approximate Gross Internal Floor Area

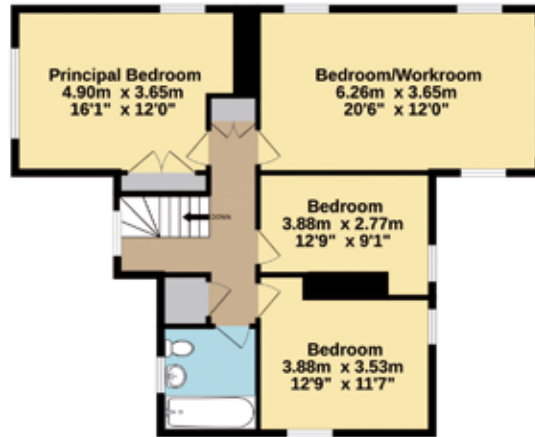
House: 2783 sq ft / 258.6 sq m

Outbuildings: 2215 sq ft / 205.8 sq m

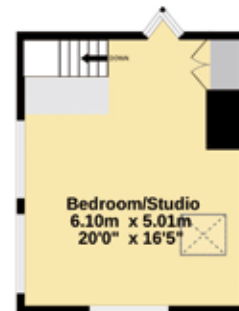
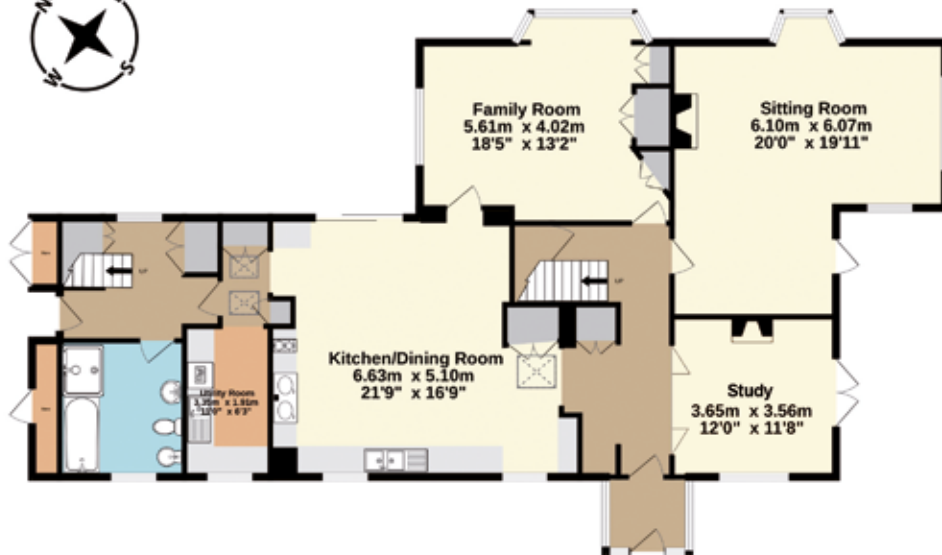
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

1st Floor
107.8 sq.m. (1160 sq.ft.) approx.



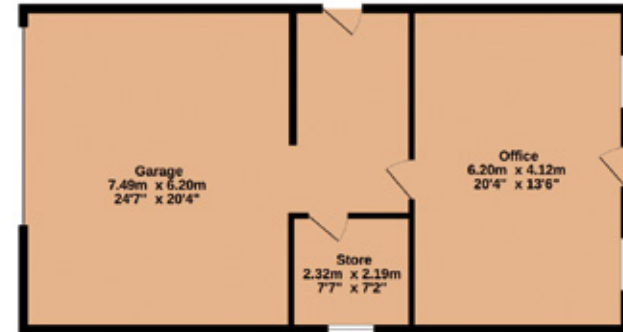
Ground Floor
150.8 sq.m. (1623 sq.ft.) approx.



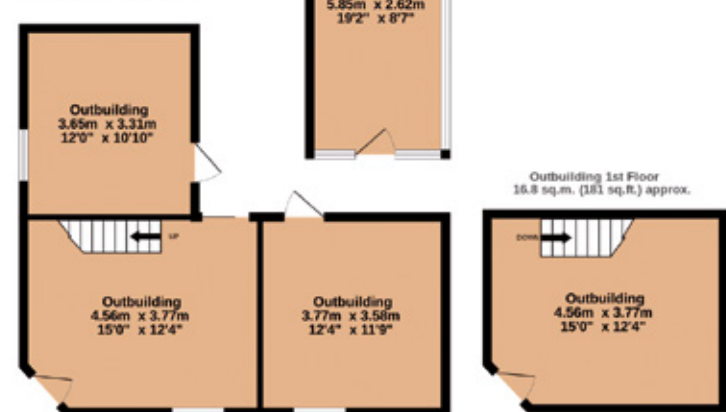
Log Shed
59.7 sq.m. (643 sq.ft.) approx.



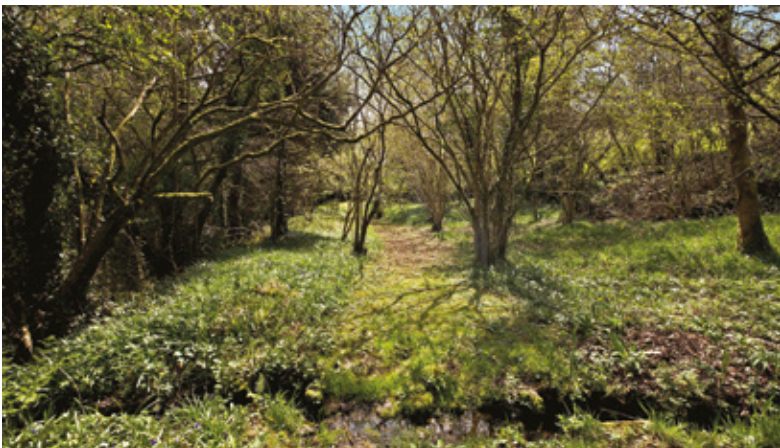
Garage/Office
71.5 sq.m. (770 sq.ft.) approx.



Outbuilding Ground Floor
57.7 sq.m. (621 sq.ft.) approx.



Outbuilding 1st Floor
16.8 sq.m. (181 sq.ft.) approx.



The land

The grounds are a major feature of this home with Lot 1 including a rare combination of mature gardens with direct river frontage and a paddock. Included within this area are two ponds, a grove of hazel trees, an orchard, a beautiful magnolia tree and rhododendrons. The garden has some wildflower areas, bluebells and daffodils, creating a wonderful sense of peace and well being at the house, with picnic spots along the river bank as well as a small island in the Bala Brook.

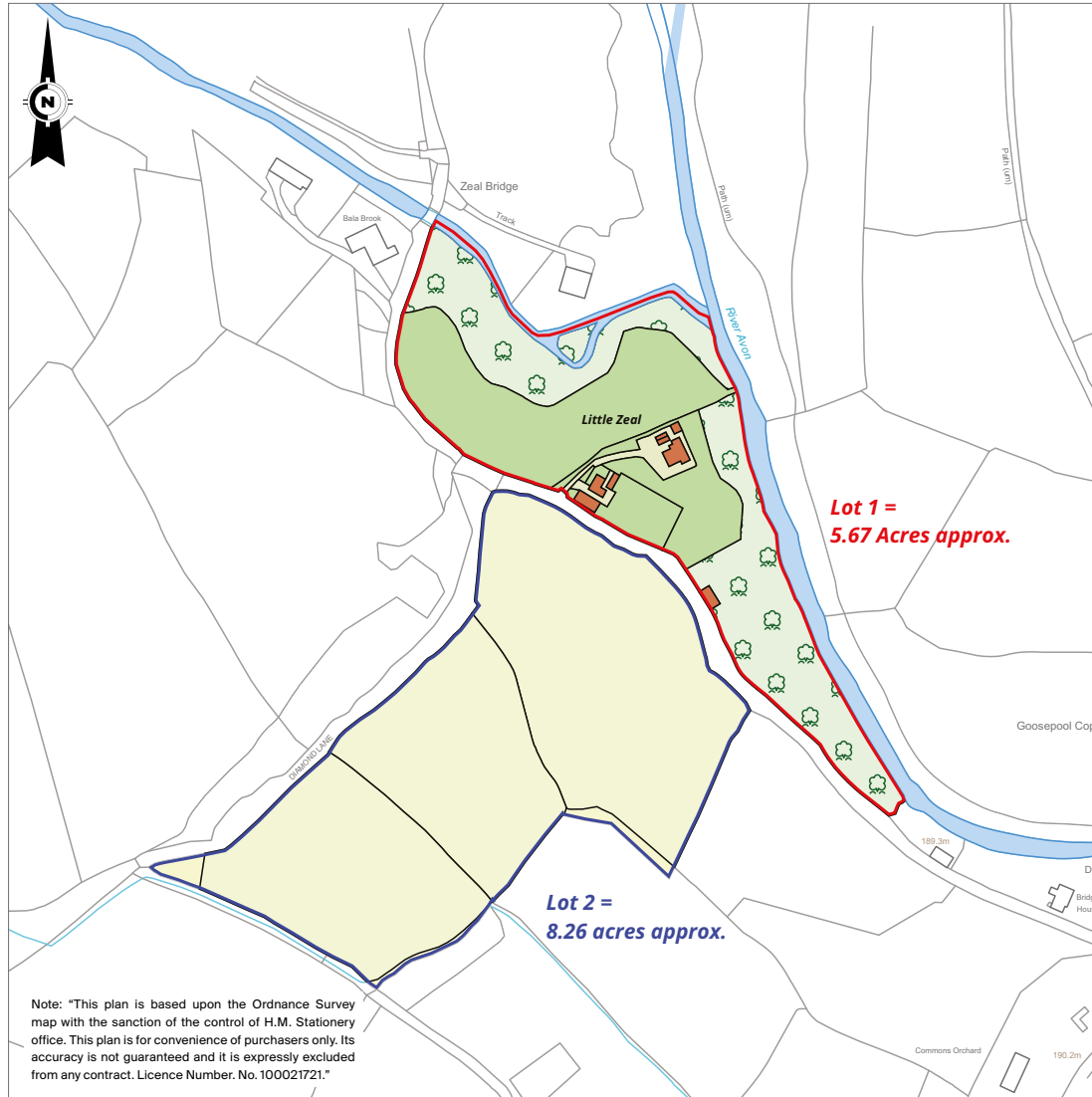
Lot 2

Lot 2 is accessed across the road and, as you climb, reveals outstanding far-reaching views across Dartmoor and back down the valley. There is also direct access to the moor from this land which is home to a variety of birds and wildlife.

This land carries grazing rights with it, allowing the owner to graze a specified number of animals on the open moor.

Services

Mains electricity and water, Oil, Septic tank, Bottled LPG.



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 TQ10 9ED)

From Exeter and the M5 take the A38 towards Plymouth. At Marley Head, follow the signs to South Brent. Cross the A38 and at the next roundabout take the road straight ahead to Dartmoor and the Avon Dam. Follow the road up on the moor for about 10 minutes to the Shipley Bridge car park. Go past the car park and over a second cattle grid, continue along this lane for a short while and Little Zeal can be found on your left-hand side.

Property information

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: Band G

EPC Rating: E

Guide Price: Lot 1: £1,500,000

Lot 2: £100,000



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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