



Apartment 3, 1 Dart Villas
Totnes, Devon, TQ9 5ET

Stunning Period Apartment with Panoramic Views

- Incredible Views of Totnes and River Dart
- Split Level Maisonette
- High Ceilings and Period Features
- Grand Living Room
- 3 Double Bedrooms
- Kitchen Breakfast room
- 2 Garages and Parking
- Courtyard Walled Garden

This gorgeous split level maisonette has been tastefully and sympathetically restored to create a spacious, bright luxurious home. With amazing panoramic views over Totnes, the River Dart and the surrounding countryside it has a South West aspect and is bathed in sunshine throughout the day.

Set in an elevated position, it is approached along a private road and up a shared driveway where it has 2 large garages and parking. Entering through a bespoke wooden gate you find yourself in the courtyard garden which is a sheltered suntrap in the summer. A beautiful wooden door open up into a spacious hallway with ample space for hanging coats and boots after walking on the nearby Sharpham Estate. A door leads out to the rear lane and steps lead up to the Kitchen/Breakfast room.

The kitchen/breakfast room has vaulted ceilings and is bright and airy with roof lights and views towards Totnes. With painted wood floor and exposed painted brickwork it is perfect for cooking and entertaining. It has fitted units with woodblock work surfaces and a breakfast area. There is a gas range cooker with a

Guide Price £510,000



5 ring hob and twin ovens, a fitted fridge freezer and plumbing for a washer dryer. A further part glazed door leads down to the garden.

Steps lead down to an inner hallway where there is the Guest WC and further steps lead onto a huge characterful, bright, landing with sweeping stairs to the upper floor. A door leads into the grand double aspect living room with spectacular views through the oversized windows of the river and the beautiful South Hams countryside. This lovely room is full of character with cornicing and picture rails and a feature fireplace with wood burner. With easily enough space for a large dining table it is the perfect room to entertain or just sit back and admire the panoramic views with the windows open in the summer, or to watch the weather coming in in the winter whilst warm in front to the wood burner. Also on this floor there is a large beautifully decorated guest double bedroom with high ceilings, large sash windows and painted wooden floors, and a further smaller double bedroom/Study with large sash window with views over Totnes.

From the hallway and up the sweeping staircase is the master bedroom. This is a huge double aspect room with ceiling lights and exposed beams with expansive views across Totnes and the river. Also on this floor is large, stylish, family bathroom with original painted floorboards, bath with shower over, WC and wash hand basin.

Outside

There is a lovely walled courtyard garden which has been carefully landscaped to keep maintenance to the minimum, and has sun from the morning until early evening, thereby providing a perfect space for relaxation and alfresco dining. It has been carefully landscaped to keep maintenance to a minimum.. The apartment also has a graveled area in the driveway and a further grassed area by the entrance. There are 2 single garages one of which is oversized and can fit a motorbike alongside a car as well as space for further off street parking



Dart Villas, Totnes, TQ9

Approximate Area = 1523 sq ft / 141.4 sq m

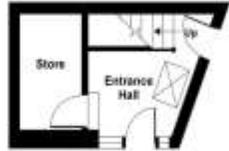
Limited Use Area(s) = 9 sq ft / 0.8 sq m

Garage = 323 sq ft / 30 sq m

Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale

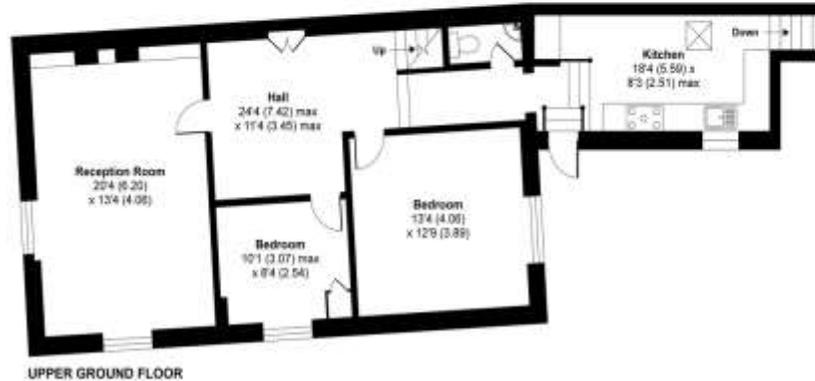
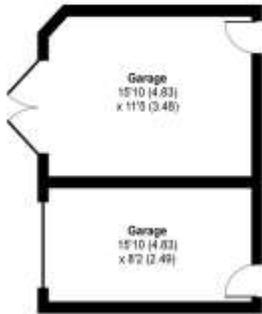
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



UPPER GROUND FLOOR

Situation

Situated on the edge of Totnes Dart Vilas is a series of grand Victorian villas in a select, quiet area about a 5 minute walk to the centre of Totnes. Totnes is a medieval market town which is surrounded by the beautiful rolling countryside of the South Hams. Located at the navigable head of the River Dart this unique town has a worldwide reputation for its lively, diverse community and relaxed atmosphere. There are a plethora of restaurants, bars and pubs as well as many privately owned shops and art galleries.

Totnes main line Train station is approx. half a mile walk away with its direct connection to London Paddington (approx. 2hr 45mins) Exeter St David's (approx. 35 mins) and Plymouth (approx. 30 mins). Exeter airport is 30 miles away (approx. 40 mins) giving direct flights to London, UK and Europe. The A38 giving access to the motorway network is about a 10 minute drive.

Tenure – Freehold. The property owns the Freehold of the whole building.

Services - Mains Gas, Electricity, Water and Drainage.

Directions

From The Plains go away from the Seven Stars and turn left into Warlands. Follow along here, proceeding onto Moat Hill and then into Totnes Down Hill. Dart Villas is along a small private road which is the second turning on the left, and no 1 Dart Villas is up the first drive on the right.

VIEWINGS BY APPOINTMENT

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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Richroom 2020. Produced for Chartsedge. REF: 611440

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