



Cherryhayes  
Staverton, Totnes, TQ9 6NX



# Cherryhayes

## Staverton, Totnes, TQ9 6NX

A FANTASTIC OPPORTUNITY TO PURCHASE AN IMPOSING RURAL FAMILY HOME IN ARGUABLY ONE OF THE MOST DESIRABLE SOUTH HAMS VILLAGES, BENEFITTING FROM LOVELY GARDENS, ORCHARD AND EQUESTRIAN FACILITIES. APPROXIMATELY 3.55 ACRES.

### Situation

Cherryhayes occupies a peaceful position, with rural outlook and surroundings in the much sought after village of Staverton, which has an historic church and the celebrated Sea Trout Inn. The surrounding countryside is attractive and unspoilt offering good opportunities for outdoor pursuits. Nearby Dartington is a centre for performing arts and cultural activity. Staverton looks towards Totnes as its local town, which is about 3 miles and provides a fascinating selection of small shops, galleries, restaurants and educational facilities. Access to the A38 dual carriageway is about 3 miles and the beautiful South Devon Coast is within easy motoring distance.

### Description

This late Victorian semi-detached five bedroom family residence is coming to the market for the first time in nearly thirty years and has an abundance of period features in addition to spacious and versatile living accommodation over three levels. Double garage and driveway parking, equestrian facilities for two horses, plus 3.55 acres of paddocks, orchard and gardens. Surrounded by idyllic countryside views, this property would make a perfect purchase for a family looking for a rural position that gives good access and links to Totnes, Exeter and Plymouth. Solar panels, owned by vendor, feed in tariff 52.75p/kwh (tax free).

### Accommodation

The property can be accessed via a wooden framed door with obscured glass panel inserts into the:

#### Entrance Vestibule

Coved ceiling, dado rail, Victorian style skirting boards and vinyl flooring. A wooden framed door with ornate single glazed patterned glass insert leads through to:

#### Entrance Hallway

Stairs rising to further floors with storage under. Coving, dado rail, radiator, carpeted flooring and doors to:

#### Downstairs Cloakroom

Contains a matching two piece suite which comprises wall mounted wash hand basin with tiled splashback and low level flush W.C. A wooden framed single glazed obscured window to side aspect, ceiling mounted lighting and vinyl flooring.

#### Living Room

Contains an ornate marble fire surround with slate hearth and cast iron open fire grate. Period style chimney breast recess cabinets, a wooden framed single glazed sash bay window to front aspect, coving, picture rail, dado rail, radiator and carpeted flooring.

#### Dining Room

A dual aspect room with wooden framed double glazed sash windows to side and rear aspect. A period style marble fire surround with slate hearth and cast iron open fire insert. Inset wooden storage cabinets, coving, picture rail, radiator and carpeted flooring.

#### Kitchen/Breakfast Room

Contains a matching range of wall and base units with roll edge work surface over incorporating a twin stainless steel sink drainer unit with mixer tap over. Surface mounted four ring electric hob with filter hood over. Integrated double oven and oil fired Aga, part tiled walls. Two wooden framed glazed sash window to side aspect, under unit lighting, vinyl flooring and doors to:

#### Utility Room

Contains space for washing machine, tumble dryer and free standing fridge freezer. A wooden framed glazed sash window to the rear aspect and vinyl flooring.

#### Rear Porch

A dwarf wall and wooden framed rear porch with double glazed windows and a Upvc double glazed door opening out to the garden. The rear porch also benefits from a surface mounted single stainless steel sink drainer unit with storage cupboards under. Ceiling mounted lighting and vinyl flooring.

#### First Floor Landing

Stairs rising to the second floor with storage under. Access to loft via drop down ladder. Ceiling mounted lighting, dado rail, carpeted flooring and doors to:



#### Bedroom One

Positioned at the front of the property with twin wooden framed glazed sash windows offering woodland views. A range of fitted wardrobes offering hanging and shelving space. Ceiling mounted lighting, coving, picture rail, radiator and carpeted flooring.

#### Bedroom Two

Contains a wooden framed glazed sash window to rear aspect overlooking the garden and orchard area. Period style chimney breast recess cabinets and wardrobe. Ceiling mounted lighting, picture rail, pedestal wash hand basin with tiled splashback behind. Radiator and carpeted flooring.

#### Shower Room

Positioned at the front of the property with a matching three piece suite which comprises a double width cubicle with mains provided shower over, pedestal wash hand basin and low level flush W.C. A wooden framed glazed sash window to front aspect with woodland outlook. Wall mounted heated towel rail and vinyl flooring.

#### Family Bathroom

Positioned in the rear tenement with a matching three piece suite which comprises a paneled bath with mains provided shower and additional mixer tap shower fitment. A pedestal wash hand basin, and low level flush W.C. Two wooden framed glazed sash windows to side aspect, wall and ceiling mounted lighting, electric shaver socket, part tiled walls, radiator, airing cupboard housing the hot water cylinder and vinyl flooring.

#### Bedroom Three

Positioned at the back of the tenement with a wooden framed glazed sash window to the side aspect overlooking the garden with far reaching views across Staverton to the countryside beyond. A period style chimney breast recess cabinet, pedestal wash hand basin with tiled splashback and wall mounted lighting, picture rail, radiator and carpeted flooring.

#### Second Floor Landing

A wooden framed double glazed skylight window to front aspect, eave space storage, ceiling mounted lighting and doors to:

#### Bedroom Four

Contains a Upvc double glazed window to rear aspect, radiator and carpeted flooring.

### Bedroom Five

Contains loft space access, a Upvc double glazed window to rear aspect, radiator and carpeted flooring.

### Outside

The front of the property has been enclosed with hedgerow and wooden panel fencing, a stone chipped driveway leads to the detached double garage and extends along the front of the house leading to the externally lit canopied main entrance. The front of the property benefits from a selection of shrubs, bedding plants and trees with a gated stone paved pathway, giving access to the rear garden.

### Rear Garden

The rear garden has been laid mostly to lawn with decorative shrub bedding plants and small tree borders and a paved patio area. The stone paved pathway extends around to the rear where there is a brick built storage shed and coal shed.

### Orchard

The path further extends through to an apple orchard which benefits from an aluminium framed greenhouse. The orchard is enclosed by hedgerow and small trees.

From the orchard the land opens out and comprises the stable block, two good sized pasture paddocks and a vegetable and fruit garden.

### Stable Block

The stable block comprises two loose boxes being 12'0" x 12'0" each, a tack room 12'0" x 6'0" and a good sized feed store 20'0" x 12'0". The stable block is of timber frame construction under an onduline roof with internal kick boarding to 4'0" in height. The stable block benefits from a 9'0" concrete apron to the front and is water by a rain water harvesting system. Mains electricity is connected to both loose boxes, the tack room and the food store. Mains water is relayed via a hosepipe from an outside tap at the house.

### Land

The land comprises two good sized field enclosures being to permanent pasture and bordered by semi and mature tree and hedge growth to most boundaries being protect by sheep netting and two strand plain wire. The land benefits from a second access to the far North West corner via a 12'0" wooden gate. The land is traversed by overhead powerlines which run along the western boundary of the land.

### Vegetable/Fruit Garden

Situated to the East of the stable blocks lies a good sized vegetable and fruit garden which comprises varies fruits including strawberries, reccurrants, gooseberries etc. Situated within the vegetable garden lies a 30'0" x 18'0" poly tunnel and a garden shed for storage.

### Directions

From Totnes take the A384 towards Dartington and the A38. Passing through Dartington and at Huxhams Cross take the right turn to Staverton. Pass over Staverton Bridge and steam railway and continue towards the village. Cherryhayes is positioned on the left, just past the junction for Landscope.

### Services

Oil central heating, mains electric, septic tank drainage, mains water.

### Council Tax

Band 'E'

### Energy Performance Certificate

Band 'F'

### Viewing

By appointment with Rendells Totnes office. Telephone 01803 863888.

### The Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Property Sharing Experts of which it is a member and The Westcountry TEAM for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request ) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.







Cherryhayes  
Staverton, Totnes, TQ9 6NX

RENDELLS



57 Fore Street, Totnes, Devon TQ9 5NL  
T: 01803 863888  
E: totnes@rendells.co.uk  
www.rendells.co.uk

