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REF: DRN00220

**Trimswell Farm,
Beenleigh, Nr Diptford
Totnes. TQ9 7NF**

An opportunity to acquire a delightful rural home situated in the South Devon countryside, approximately 1 mile from the picturesque village of Diptford and approximately 6 miles from the old market town of Totnes. The property incorporates a modern and versatile, 4 or 5 bedroom house, large garden, paddocks for grazing and amenity and a 60' x 70' general purpose agricultural building. An ideal equestrian property or smallholding.



* COUNTRY PROPERTY * RURAL SOUTH DEVON LOCATION * SET IN APPROXIMATELY 4.3 ACRES * SPACIOUS FAMILY HOME * LARGE GARDEN * PASTURE LAND * VERSATILE GENERAL PURPOSE BUILDING * APPROXIMATELY 6 MILES FROM TOTNES * DIPTFORD 1 MILE * DOUBLE GLAZED * OIL FIRED CENTRAL HEATING *

PRICE GUIDE: £595,000

Further Land Available by Separate Negotiation

Trimswell Farm, Beenleigh, Diptford, Nr Totnes, Devon. TQ9 7NF.

Situation:

For those seeking a rural lifestyle, Trimswell Farm is ideally positioned to take advantage of the glorious South Devon countryside. The property is located adjacent to a quiet country lane, approximately a mile to the east of the pretty village of Diptford, which has local amenities including; primary school, post office, community hall, fine parish church and recreation ground. The ancient town of Totnes approximately 6 miles distant, is a bustling old market town on the River Dart, the town and surrounding area has an unspoiled, timeless quality and provides a range of amenities commensurate with a vibrant local centre, these include; a shopping area with a diverse range of local independent businesses, supermarkets, secondary school, railway station, sports and recreation facilities to name but a few.

For those seeking a property from which to commute, the A38 Devon Expressway is a short distance to the north, providing a fast route between the two economic centres of Exeter and Plymouth. The beautiful South Devon coast is within easy reach and to the north, the rugged uplands of Dartmoor.

Description:

The property comprises a detached rural smallholding in the South Devon countryside, near the village of Diptford. The property is centred upon a spacious detached country dwelling, originally constructed in the 1970's and in ensuing years the subject of a programme of improvement including; extending and the re-modelling of the interior. The result is a spacious home for a growing family, with generous rooms and a versatile layout. The house faces south and enjoys very pleasant views over the surrounding countryside.

The gardens and grounds at Trimswell are a particular delight, with acres of space adaptable to a variety of needs. The garden to the rear of the house is a level expanse of lawn, edged by Devon banks and shaded by a spinney of trees. Beyond the gardens, to the west is a level field of approximately 2.5 acres for grazing livestock or horses and offering a high level of amenity. There is good road access. To the south of the house across a quiet country lane is a large general purpose building again, this could easily be adapted to a number of uses. Adjacent is a paddock providing further grazing, this area is also registered for use as a camping site, providing an additional income stream. The sum of the property is approximately 4.3 acres. There may be additional land available by separate negotiation.

Directions:

From Totnes, head up the Western By Pass and turn right onto Plymouth Road. Continue for approximately 4 miles until reaching Blue Post Garage, on the right. Turn left at the next junction, after approximately 200 yards, signposted Diptford. Stay on the lane passing the junction signposted Diptford (next to the stone cottage on the right). Continue for approximately half a mile and turn left signposted Beenleigh, Continue down the hill, Trimswell Farm will be found after approximately half a mile on the left.

The Accommodation Comprises:

Reception Hall: 16' x 9'7" (4.88m x 2.92m)

Antique pine entrance door with stained glass insert, pine flooring, stairs to the first floor with a turned newel post. Cloak cupboard with a panel door. Twin glass pine doors to the sitting room. Double radiator.

Sitting Room: 21' 6" x 11'5" increasing to 16'10" into the bay window. (6.55m x 3.48m)

A comfortable south facing room with a large bay window to the front elevation, incorporating French doors to the garden. Fireplace housing a large multi-fuel stove, fitted bookshelves to the left of the chimney breast with cupboards below. Second window to the west elevation. Double radiator.

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Dining / Day Room or Bedroom 5: 14'4" x 12'8" (4.37m x 3.86m)

Picture window facing south with views over the front garden and countryside. Pine floor. Double radiator.

Bedroom 4: 12 feet 7 x 11' 1 inches into recess.

Window to the rear elevation overlooking the gardens. Double radiator.

Farmhouse kitchen: 21'6" by 12'5" (6.55m x 3.78m)

A country family kitchen, the focal point of which is an oil fired 'Esse' cooking and central heating range. Windows to the side and rear elevations, French doors opening to a Veranda, linking the house with the garden. The kitchen is fitted with a range of pine cupboards and drawers, polished granite work surfaces, double Belfast sink with a swan neck mixer tap. Integrated electric oven and hob, extractor canopy above. Further range of Farmhouse style cupboards and drawers, space for a dining table. Pine ledge and brace door into the utility / boot room.

Utility Room / Boot Room: 12' 8" x 8' 10" (3.86m x 2.69m) Including the cloakroom

Tiled floor, Belfast sink, plumbing for a washing machine and space for tumble dryer, freezers, fridges etc. Fitted shelving, double radiator, coat hanging space. Pine ledge and brace door to a cloakroom with a WC and wash basin. Stable door to the rear garden and a further door to the front, opening to the parking area.

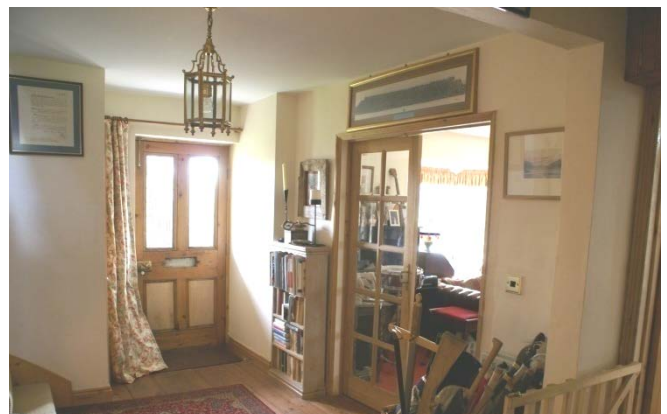
Return to the reception hall and the

Study: 8' x 7' 7" (2.44m x 2.31m)

Fitted bookshelves and workstation. Window to the rear elevation overlooking the gardens.

Cloakroom / Shower Room:

WC. Wash basin and shower cubicle



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First Floor Landing:

Pine floor, angled ceiling with two roof light windows. Dormer window overlooking the gardens, fields and countryside. Pine doors to useful storage cupboards. Under eaves storage. Double radiator. Pine ledge and brace doors into the bedrooms and bathroom.

Bedroom 1: 12' 9" x 12' (3.89m x 3.66m)

Pine floors, fitted wardrobes, dormer window to the front elevation, facing south with fine views. French windows with a Juliette balcony. Double radiator.

Bedroom 2: 11'2" x 8' (3.4m x 2.44m)

A comfortable single bedroom with eaves storage, a dormer window to the front elevation and a double radiator.

Bathroom:

Wash basin in a pine vanity unit. WC. Wainscoting, continuing to the bath panel. Bath with a shower unit above, extractor fan.

Bedroom 3: 13'6" x 9'6" (4.11m x 2.9m)

Dormer window to the front elevation, further window to the side elevation. Double radiator, eaves storage areas.



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Outside:

Paddock and Hard-standing:

Across the country lane, on the south side of the property is a level paddock enclosed by stock fencing and a Devon hedge bank. Adjacent to the paddock is an area of hard standing, with twin five bar gates and a pedestrian gate access to the lane. There is plenty of space for the turning and parking of vehicles, trailers or machinery.

General Purpose Building: 70' x 60' (21.34m x 18.29m) Incorporating an Integral Workshop 15' 9" x 14' (4.8m x 4.27m)

Next to the paddock is a large general purpose building, of reinforced concrete frame construction with a cement fibre board cladding, containing 3 bays, two with concrete floors and a hard core floor in the central bay. Sheet metal gates to the left and right bays and a full height central opening for access.

The building has a power supply, water supply, WC facility and drainage system. On the south side of the building is a concrete handling area. The barn has excellent potential to create stabling and is suited to a variety of uses for work / storage.

The barn and adjoining paddock are registered to be used as a camping site for tents and campervans. There is potential to improve this facility as an additional income stream.

Gardens.

The house is approached from the country lane through a five bar gate onto a brick paved parking and turning area. From here a path leads to the front door and porch and the door to the utility room. To the front of the house is an area of lawn enclosed by hedging, and mature structural planting. To the rear of the property is an expanse of level lawn, beyond which is a spinney of young trees and an orchard. The gardens provide plenty of scope for the keen gardener, with areas suitable for cultivating vegetables, keeping poultry etc. The garden is enclosed by Devon banks and stock fencing.

Land:

Adjacent to the house and garden is a level field of approximately 2.5 acres with access from the garden and with a good road access. The land is enclosed by mature hedging and is an excellent addition to the property as amenity land or for grazing. A further 3.5 acre field marked blue on the plan on the following page, may be available by separate negotiation..

General Remarks:

Tenure: Freehold.

Viewing: Strictly by appointment with Rendells: 01803 863888 or 01626 353881

Local Authority: South Hams District Council. 01803 861234

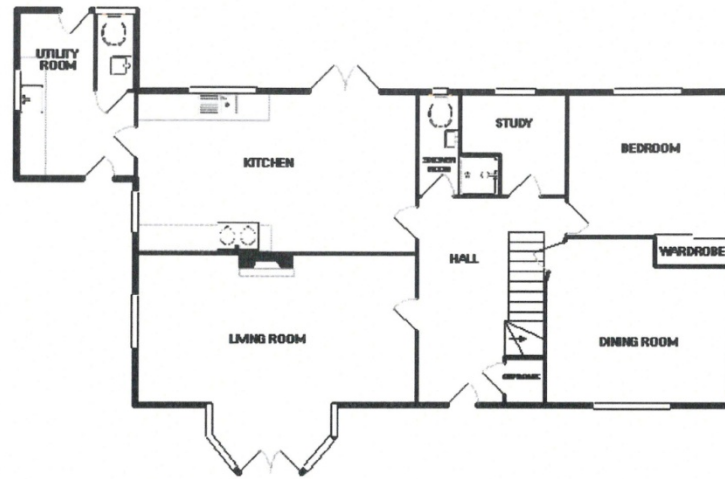
Services: Electricity. Private drainage. Private bore hole water. Oil fired heating

Plans and Maps: Not to scale. For identification purposes only. With permission of HMSO. © Crown Copyright, all rights reserved. Ordnance Survey License No 100025692

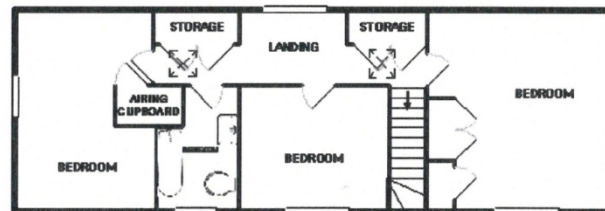
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Council Tax Band: E

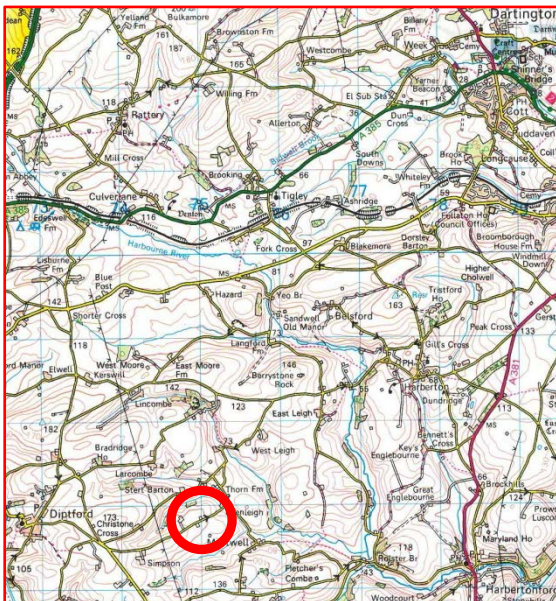
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GROUND FLOOR



1ST FLOOR



Consumer Protection from Unfair Trading Regulations 2008.

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