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‘The Mill Pond’

**Combe Barns,
Aveton Gifford,
Kingsbridge,
Devon TQ7 4NH**

A VERY SUBSTANTIAL STONE & SLATED RESIDENCE IN A CHARMING SETTING &
WITH FAR REACHING VIEWS.



BRIEFLY COMPRISING:- ENTRANCE PORCH, INNER RECEPTION HALL, GROUND FLOOR BEDROOM SIX, SHOWER & STEAM ROOM, LARGE HOBBIES WORK ROOM, LOUNGE, FARMHOUSE KITCHEN/DINING ROOM, STUDY/BEDROOM FIVE, FOUR MAIN BEDROOMS (ALL EN SUITE), DOUBLE GARAGE, OUTBUILDINGS & 2 ACRES OF LAND. WITH VIEWS ACROSS ITS OWN MILL POND.

*** * * Offers in the Region of £890,000 * * ***

‘The Mill Pond’, Combe Barns, Aveton Gifford

SITUATION

'The Mill Pond' stands in the most attractive rural setting and is within an easy drive of nearby towns and the city of Plymouth, which is approximately fourteen miles away. There are mainline railway stations at Ivybridge, Totnes and Plymouth. From Combe there is access to the creek at Aveton Gifford, approximately two miles away, and to the Salcombe Estuary at Kingsbridge or Salcombe itself.

‘The Mill Pond’ enjoys amazing views over unspoilt open countryside, which are principally permanent pasture fields. This property (along with its neighbours) is at the end of a no-through road and although enjoying considerable quiet, is still conveniently near to all the amenities of the area. For the golfer there are golf courses at Wrangaton and Dartmouth, with various bridleways for the horse rider and deep-water moorings at Salcombe and Dartmouth for the sailor.

DESCRIPTION

The accommodation has an oil fired central heating system, features impressive timber floor boarding and a wealth of timber in beamwork, skirtings, architrave and doors. The property has a video intercom on the front porch and a burglar alarm system for the whole property. It also features a most impressive open balustrade staircase, which was designed and built specially for the property.

From the lounge are impressive views over open countryside, with the main bedrooms also featuring similar views.

The farmhouse styled kitchen with its large Aga and granite worktops looks across an extensive patio terrace and over the mill pond itself with a backdrop of open countryside. In addition to the Aga range the kitchen is well equipped with extensive cupboarding, work surfaces, including an island unit, and even the American styled fridge/freezer is set within impressive timber panelling.

The main bedroom, with a substantial en-suite, features high apex ceilings and the 3 further bedrooms on this floor all have access to an en-suite.

On the middle floor is the main living space with lounge and the previously mentioned kitchen together with the study and the cloakroom.

The lower floor provides an additional bedroom with shower room/steam room and laundry where the boiler is situated as well as the central vacuum system, which is linked to well placed inlet points throughout the accommodation for the vacuum hose. The laundry room is linked by a linen shoot to the first and second floors. On the ground floor is access to an extensive room, which has been used as a workshop but is an integral part of the accommodation and could provide additional living space, it has high level window looking onto the pool and an external door giving access to the courtyard.

‘The Mill Pond’, Combe Barns, Aveton Gifford

ACCOMMODATION:

Entrance Porch 10' 0" x 10' 0" (3.05m x 3.05m) with video intercom and heavy studded timber door giving an entrance into:

Reception 26' 0" x 7' 10" (7.92m x 2.39m) with attractive quarry tiled flooring and imposing open balustrade staircase rising to upper floors. Doors to:

Kitchen/Diner 23' 7" x 17' 9" (7.19m x 5.41m) with bespoke kitchen fittings, windows on two aspects including French doors with side windows leading onto **Patio/Terrace**, sensor point for entertainment system which can be situated in the **Lounge**. The room is comprehensively fitted with a full range of base cupboards and drawers along one wall with overhead wall cupboards. Mid unit lighting. Attractive ceramic tiled splashbacks with units in burr oak finish and with equipment including a full range Aga with the usual hot plates and ovens and as an integral part a companion unit with four gas hobs and two electric ovens below.



The units also include a dishwasher which is an integral part of the base cupboards and an American refrigerator and freezer, double doors with burr oak facing and controls for a complement of functions including ice maker, cold water dispenser and with humidity controls for fruit and vegetables.



Within the granite work surfaces are inset two stainless steel tubs with hot and cold mixer and the granite has cut moulded edge with cut draining grooves. The room has a central island unit which naturally separates the kitchen area from the dining area, this unit is with a solid granite worktop with ornate edging and corners and a comprehensive range of base cupboards and drawers under, again in burr oak and as with the rest of the units in the kitchen with antique style brass handles and fittings.

The room is well lit with spotlighting, wall lights and has exposed beams.

Hobbies Room 24' 0" x 17' 8" (7.32m x 5.38m) with high level window to pool side, door to courtyard, ample power points including 30 amp socket and with ceiling mounted sensor for entertainment/media centres located in **Lounge** on the first floor. Inset ceiling speakers. N.B. This room could provide one or two additional rooms, perhaps bedrooms, billiard room or for other uses.

Cloakroom 7' 6" x 4' 4" (2.29m x 1.32m) with W.C., and hand wash basin inset to vanity cupboard.

Ground Floor Bedroom Six 20' 0" x 7' 6" (6.1m x 2.29m) with double French doors opening towards pool and with lovely views across the water and taking in the countryside.

Laundry Room 10' 4" x 7' 8" (3.15m x 2.34m) with plumbing for automatic washing

'The Mill Pond', Combe Barns, Aveton Gifford

machine, oil fired boiler for central heating and central vac unit for central vacuuming system. The domestic hot water is from a pressurised hot water tank.

Wine Cupboard beneath stairs.

Cloak Room/Steam Room with low level flush W.C., hand wash basin, quarry tiled floor and door into **Steam Room**.



First Floor Landing with **Open Balustrade Staircase** and doors to:



Lounge 19' 3" x 15' 11" (5.87m x 4.85m) with exposed beams, solid fuel wood burner set on stone fireplace with attractive metal flue with full height windows enjoying country views.

Study/Bedroom Five 11' 8" x 7' 8" (3.56m x 2.34m) with views of open countryside and exposed timbers.

From the **First Floor Landing** the open balustrade stairs continue to the upper floor to:-

Master Bedroom 18' 5" x 15' 9" (5.61m x 4.8m) with sensor for remote control operating a entertainment centre which can be situated in the lounge, floor to ceiling window, high apex ceiling with exposed timbers and door to **En-Suite**:-

En-suite with panelled bath, pedestal hand wash basin and low level flush W.C.

Bedroom Two 7' 6" x 7' 6" (2.29m x 2.29m) with lovely countryside views and door to **En-Suite**:-

En-suite with panelled bath, pedestal hand wash basin and low level flush W.C.

Bedroom Three 15' 6" x 7' 5" (4.72m x 2.26m) with country views and door to **En-Suite**:-

En-Suite 17' 6" x 7' 2" (5.33m x 2.18m) with large sized

oval bath built in to granite, vanity top with separate corner shower, pedestal hand wash basin and low level flush W.C., and bidet. Fully tiled. Sensor point for remote control of entertainment system. Views of **Swimming Pool** and fields.

Bedroom Four 8' 0" x 16' 3" (2.44m x 4.95m) with views into the **Courtyard** and door to:

En-Suite Shower Room with corner "Matki" shower, low level flush W.C., wash hand basin and half tiled walls.



‘The Mill Pond’, Combe Barns, Aveton Gifford

OUTSIDE:

The Mill Pond

From the large stone **Terrace** is access to the outbuildings, the land and immediately alongside the original mill pond. The mill pond has been totally renovated and lined, and provides the foreground to a splendid wide reaching rural view.



N.B. The current vendor has used the mill pond as a swimming pool, although it could be equally suited to accommodating carp or indeed reverting to a natural environment for wildlife. The filters for the pond (if required as a swimming pool) are available within one of the outbuildings. The mill pond measures approximately 60’0” x 49’0” (18.29m x 14.94m).

To the rear of the terrace is an **Aviary** which can be removed if not required in which case the colonnaded roof cover would create a sheltered veranda along one side. There is also a **Store Room** for the swimming pool apparatus, a built in heavy duty **Barbecue Area** with three heating compartments and hot plate and a steel flue at one end drawing the smoke. From the terrace is access to a higher garden level where there is an extensive **Store** and **Double Garage**.

Store 30' x 18' (9.14m x 5.49m) with power, light, water and sink unit.

A PV system has been added to the south facing roof pitch of this building, providing a tax-free income of £1500 per annum, together with a £300 saving on the property’s own use of electricity. The agreement is a 25 year term with 23 years to run, and is considered inflation-proof.

Access into **Large Grass Paddock** with stream, maturing hedges, small pond and a selection of fruit trees and shrubs.



‘The Mill Pond’, Combe Barns, Aveton Gifford

Car Parking

On the entrance into the complex is access to a **Double Garage** measuring 19' 3" (5.87m) x 19' 0" (5.79m) maximum reducing to 15' 6" (4.72m). Here there is power and light and two sets of vehicular doors. Within the front of the garage is parking for three further vehicles and a visitors parking. The property can be approached via a rear lane.

TENURE

The freehold property is offered for sale by private treaty.

SERVICES

Mains electricity with private drainage and water, central heating is from an oil fired boiler. There is a motorised satellite dish, which will be included in the sale.

ENERGY PERFORMANCE CERTIFICATE

Band ‘D’

VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 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.

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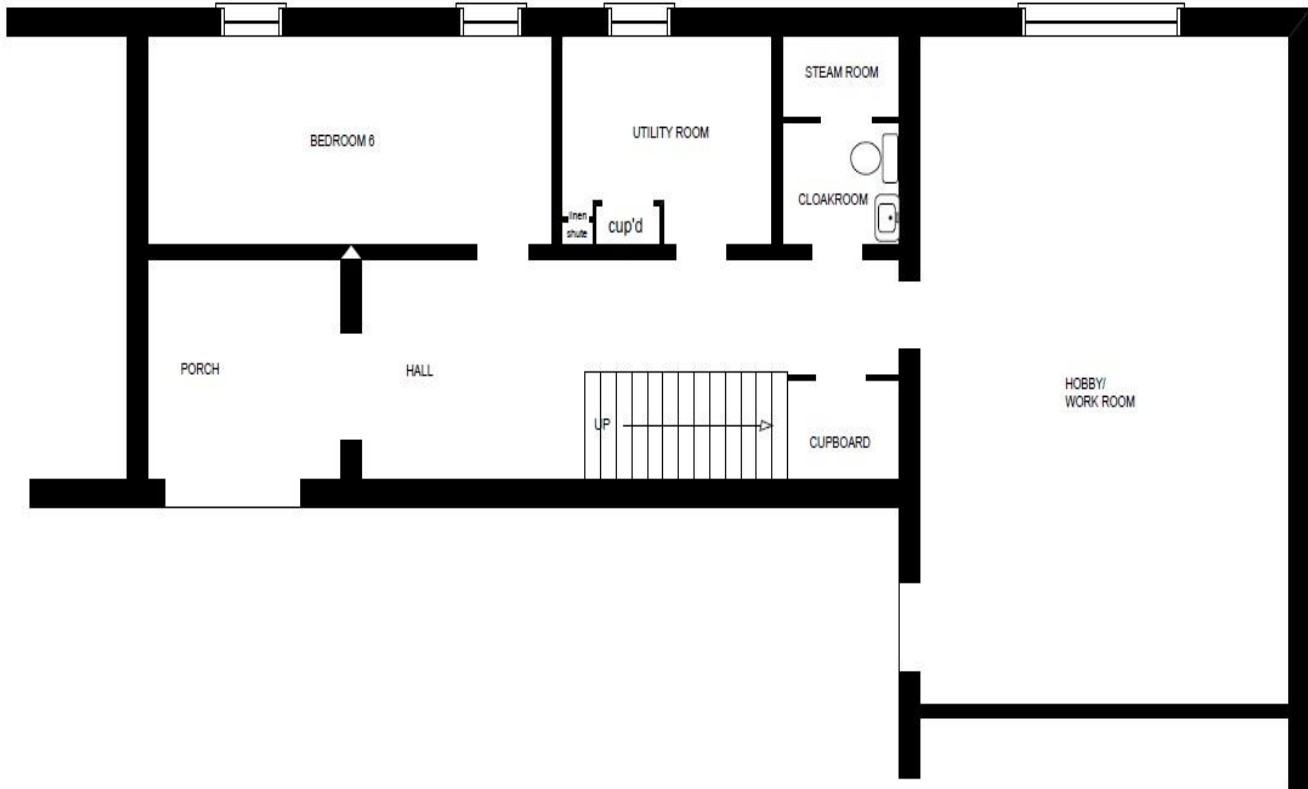
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'The Mill Pond', Combe Barns, Aveton Gifford

FLOOR PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE

GROUND FLOOR



FIRST FLOOR



'The Mill Pond', Combe Barns, Aveton Gifford

SECOND FLOOR

