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Blended Lodge, Rattery, TQ10 9LL

A splendid 6 bedroom attached family home with level gardens, pond and generously proportioned accommodation

A38 1.5 miles Totnes 6.5 miles Exeter 27.2 miles

• Two reception rooms • Kitchen/diner • Six bedrooms • Three bathrooms •
Over 3300 sqft of accommodation • Ample parking • Stream/river frontage •
Easy access to the A38 •

Guide price £625,000

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SITUATION

Rattery being one of Devon's oldest villages and situated on the old travellers road from Kingsbridge to Bristol.

The Church House Inn is reputed to predate the church. The village of South Brent is barely 2.5 miles away, this being a thriving village at the foot of the Dartmoor National Park which maintains much rural charm with a public house, a post office and various other facilities, which include a primary school.

The bustling Medieval market town of Totnes is approximately 6 miles away and has a wider range of facilities which include a secondary school, a leisure centre/swimming pool, a unique High Street with many individual shops and boating opportunities on the River Dart. The location of Marley House gives superb access to the A38 Devon Expressway making for a fast commute to Exeter and Plymouth and there are mainline rail stations at Totnes and Ivybridge.

The property provides a wonderful home from which to explore the county, with endless walking opportunities within the Dartmoor National Park, as well as having good access to the South Hams coast with the lovely estuary towns of Dartmouth and Salcombe, beautiful beaches and miles of coast path.

DESCRIPTION

Blended Lodge is a well presented family home with generously proportioned accommodation with scope to add additional garaging if required, subject to any necessary consents. There is a feature pond surrounded by mature trees giving good degrees of privacy to the property. The property benefits from much natural light and solid wooden doors and spacious accommodation.

ACCOMMODATION

(Please refer to floorplan). From the main entrance hall, a door leads to sitting room which is L-shape and has a woodburner with wooden lintel over and exposed stonework surround. Double doors lead to the outside with views across the pond and humpback bridge. A separate office with door to formal dining room with chandelier style light fittings, marble style fireplace and double doors to front gravelled area.

Door to the kitchen with tiled floor, good selection of wooden fronted wall and base units and wrought iron handles. Space for Range style cooker and ample space for dining table. Double doors to covered pergola area and small wildlife pond. Walk in pantry/coat room. Door to rear hallway with good sized utility area off and space for washing machine and tumble dryer. Range of wall mounted cupboards.



Wooden staircase rising to the first floor. Master bedroom with vaulted ceiling and exposed wooden beams. Dual prospect with views across the garden towards the stream. Ensuite with Pharo steam/spa shower, large bath, WC and wash hand basin. Bedroom 2 is front prospect with views across the gardens. Bedroom 3 has partially vaulted ceiling with Velux window and ample space for additional storage. Landing has much natural light from Velux windows and additional storage cupboard.

Separate shower room with Mira shower unit, wash hand basin and WC. Family bathroom with good sized bath and separate shower, Velux window. Bedroom 6 has vaulted ceiling and Velux window, exposed beam. Bedroom 5 with dual prospect windows and double doors to a balcony. Bedroom 4 is a hobby room with views across the garden.

OUTSIDE

The property is accessed from the road over a shared driveway leading to its own private driveway through the garden up to the front of Blended Lodge itself. Surrounding the property are mature specimen trees, raised rockery, a formal wildlife pond with stone built humpback bridge.

Ample parking and space for erection of a garage subject to any necessary consents. Mature trees leading to the stream. There is a gravelled area off from the sitting room

with pergola and climbing wisteria. Garden lighting in strategic locations. The stream is reportedly stocked with brown trout.

SERVICES

Mains water, electricity, oil fired central heating and septic tank.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

From Totnes proceed away from the town towards Dartington. At Dartington proceed on the A385 Signed South Brent/Plymouth. Follow this road passing over a rail line follow the road around to the right after a short distance on your left you will see the sign for Hatchlands. Turn left and left back on yourself go down the slope and bear right and take the second entrance on the right.



Approximate Gross Internal Area
309.8 sq m / 3335 sq ft

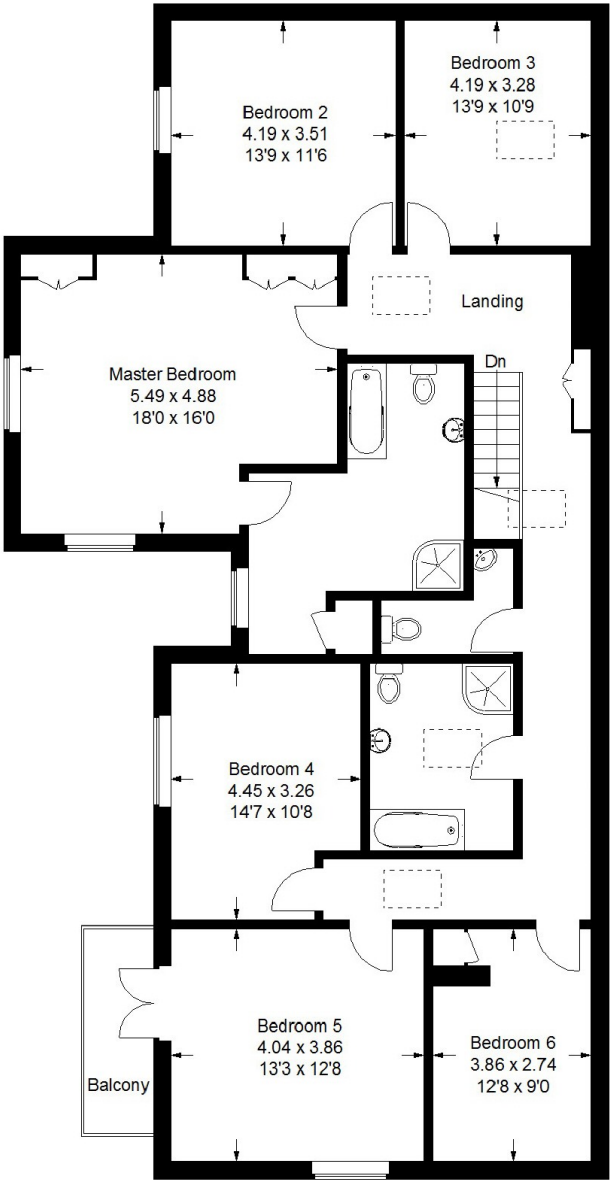
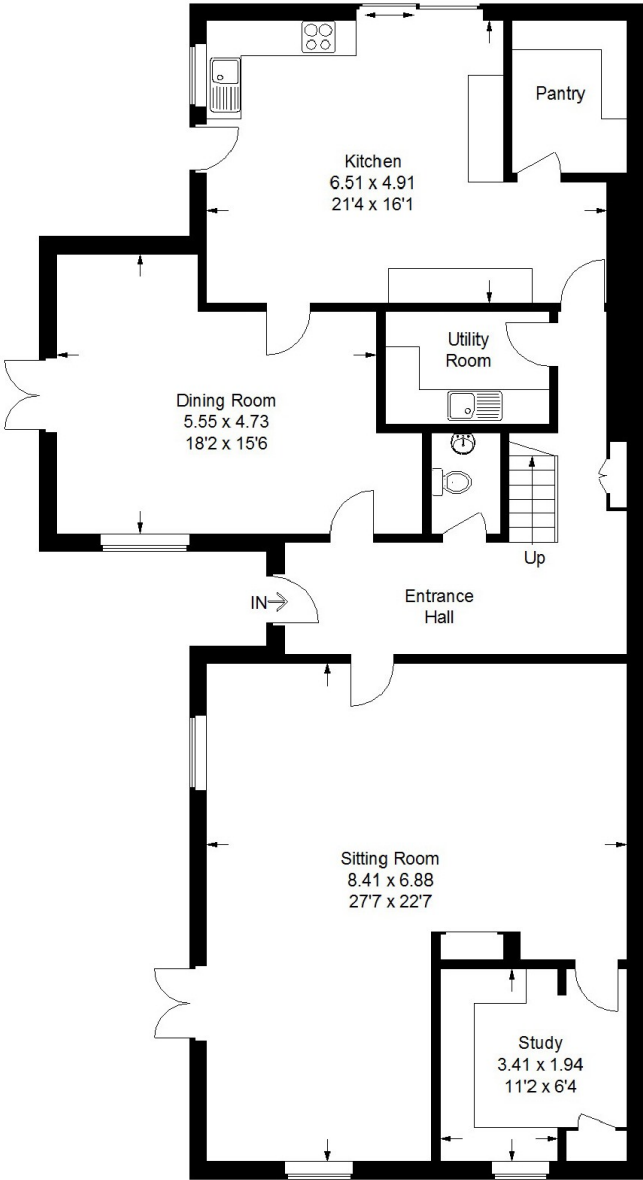


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC