



ISLAND  
HOUSE





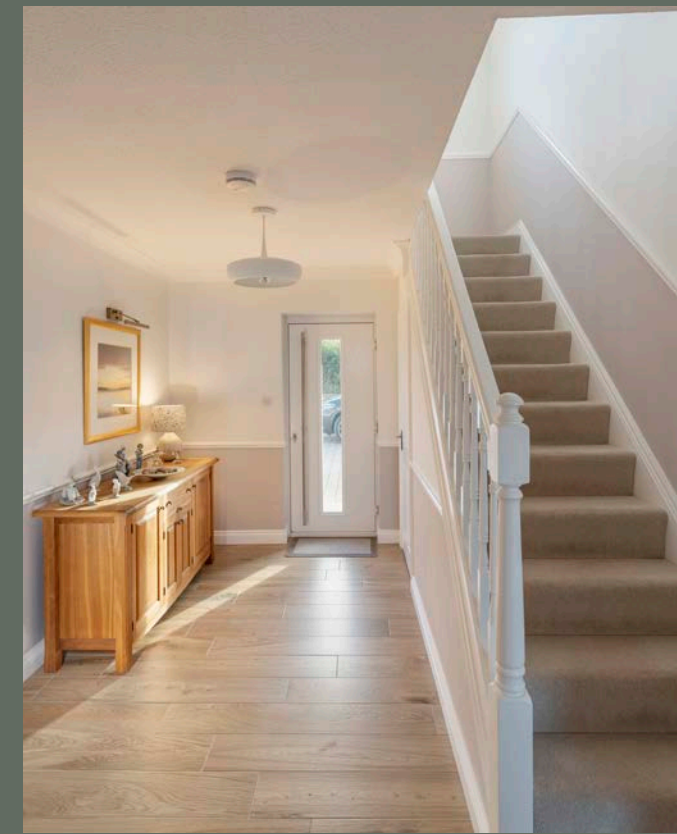


## THE BEST OF BOTH WORLDS

A home in Moreleigh offers you the best of both worlds - a peaceful setting to relax and unwind, while only a short drive from the South Hams' historic market towns, seaside villages and beautiful beaches.

A discreet modern rural retreat dressed in weatherboard cladding, approached through electric wrought iron gates - welcome to Island House.

Step through the front door and see the space open up in this light and spacious entrance hall.





# SNUGGLE UP

Straight ahead is the handy ground floor home office with lovely views down over the garden and countryside beyond. Tucked away to the right of the office is a downstairs WC, with toilet and wash basin.

From the entrance hall take the door to the left through into the sumptuously sized sitting room. Snuggle up with the family in front of the stone fireplace, and settle down in front of a family movie, or simply admire the views through the French doors over the large composite decking with glass balustrading to the rolling countryside beyond.







## THE KING OF KITCHENS

Head back into the hall and sneak a peek at the king of kitchens. Updated for contemporary family living, this culinary centrepiece was once two rooms, now opened up to create a comprehensive kitchen and dining area.

Limestone flooring spans the length of the room, at once practical and handsome, the perfect backdrop for the pale cream units coat the walls above and beneath the granite worktops. Fitted with two waist-height ovens, induction hob with extractor hood, built in fridge-freezer and dishwasher, this kitchen is every epicurean's dream come true.

Just off this room is the spacious dining room, with plenty of space for a large dining table, a large picture window ensures family and friends have a view over the front, as they await the feast.

Also approached off the kitchen is the ever so useful utility room which also provides access to the integral garage.



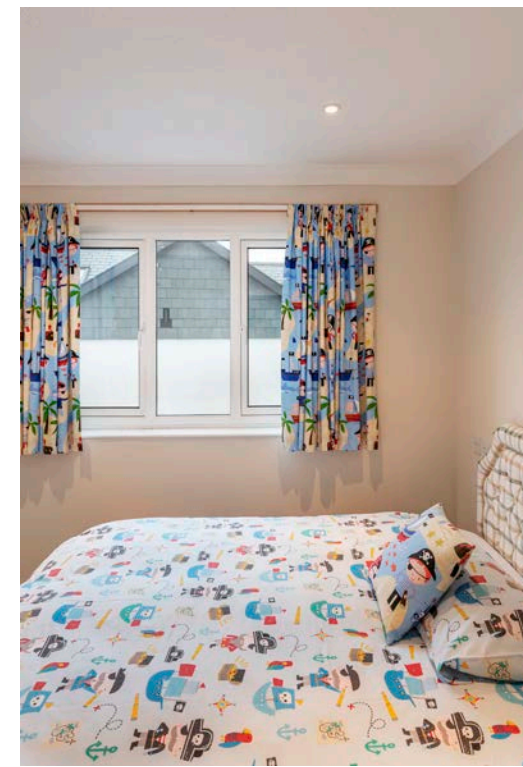
# MORE TO EXPLORE

Heading back into the hall take the stairs up to a landing. Immediately ahead, step through into a light-filled and spacious family bathroom, with white suite consisting of a bath, separate walk in shower, wc and wash hand basin.

Across from the family bathroom, step into bedroom two, a large double bedroom, with built in wardrobes and lovely views over the fields opposite.

Turning left, return to the galleried landing before taking the door on the left into the fourth bedroom with views over the rolling Devon countryside to the rear and built in cupboards.

Follow the galleried landing passing bedroom five to the left to the end where a third the bedroom awaits. Ideal for guests, this bedroom is tucked quietly away with it's own ensuite shower room.





## 5 STAR SLUMBER

Nestled at the front of the house is the lavishly-sized master suite.

More five-star hotel suite than standard master bedroom, Island House's Master bedroom comes with its own dressing room, the large ensuite features a large, walk in shower, WC, wash basin and heated towel rail.





## PANORAMIC VIEWS

Outside, the extensive garden embraces Island House, fully wrapping its green lawns around it. Lawns extend around the side of the house and down to the back.

The block paved front drive has bags of parking for multiple cars leading to the integral garage with electric up and over door and electric car charging point.

The gently sloping rear garden has been carefully designed with a fish pond, raised vegetable beds, gravel paths and a large patio for al fresco dining. There are glorious panoramic views over the surrounding countryside.



LOCATION  
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Island House is situated in the delightful and popular South Devon village of Moreleigh which is 6 miles from Totnes and 7 miles from Kingsbridge.



If you love the idea of escaping to the country, spending your days exploring your surroundings and cosying up in village pubs, this charming little village is surrounded by rolling fields and ancient woodlands, and has a popular pub, The New Inn, where you can enjoy open fires, real ales and steak suppers.

This friendly village has an excellent community spirit with sports and social events and there is also excellent schooling and shopping facilities in the nearby towns.

Nestled between Dartmoor and the South Devon coastline, Totnes is a captivating market town with a colourful history dating back to 907 AD. Sitting on the banks of the River Dart, this unique and charming town has an international reputation for its lively and diverse community and relaxed atmosphere. The river now provides a scenic backdrop for short walks and riverside eating, kayaking and canoeing.

The A38 Devon Expressway can be reached within 15 minutes and has excellent access to both Plymouth and Exeter.



FINER  
DETAILS

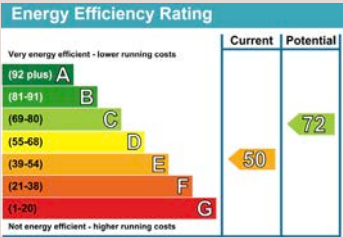
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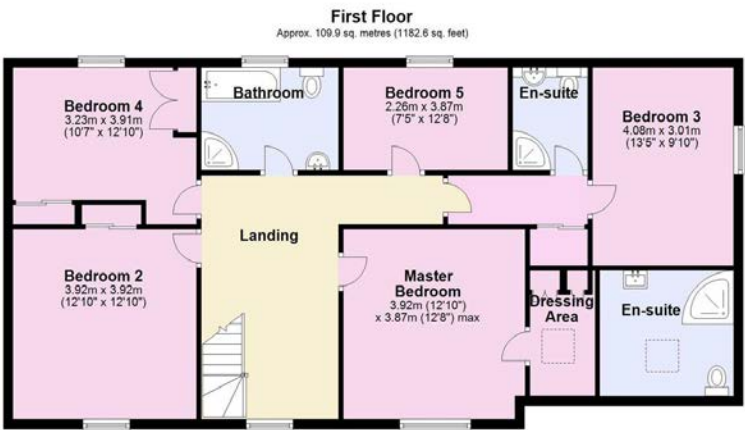
SERVICES  
Mains electric and water.  
Drainage via septic tank.  
Oil fired central heating, underfloor to the ground floor.

LOCAL AUTHORITY  
South Hams District Council

EPC



FLOOR PLAN



Total area: approx. 246.2 sq. metres (2649.8 sq. feet)







Island House, Moreleigh, Totnes, TQ9 7JH



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