The Old Bakehouse, Tuckenhay

STAGS

The Old Bakehouse, Tuckenhay

Totnes, Devon, TQ9 7EQ

Totnes 4.1 miles, Dartmouth 8.8 miles, Exeter 32.9 miles

A fantastic 6 bedroom, 5 ensuites property with direct water frontage, modernised to an exceptional standard with off road parking, secluded garden and permission to convert the stone barn into garaging and a games room above

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- Located in a desirable area of Tuckenhay
- Six bedrooms, five bathrooms
- Splendid views across the creek
- Stone barn with PP to be linked to the house
- Freehold sale
- Two reception rooms and open plan kitchen
- Established Airbnb providing excellent income
- Gardens and off road parking for 5-6 cars
- PP for two garages and a games room above
- Council Tax Band G

Offers In Excess Of £1,000,000

Stags Totnes

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SITUATION

Located in the picturesque village of Tuckenhay on the bank of Bow Creek. Tuckenhay, renowned for its two bustling pubs; The Malsters Arms and The Watermans, both with extensive restaurant facilities. Bow Creek is owned by the Duchy of Cornwall with Cownley Woods above, being owned by The National Trust. The tidal creek is navigable by small boats for approximately 2 hours either side of high tide.

The Port of Dartmouth lies some 6 miles away and Totnes is 4 miles away. There is a twice weekly bus service to and from Totnes, as well as a daily school bus service to Totnes. King Edward VI Community College and Blackawton Primary School are both easily accessible. Along the banks of the Dart are many footpaths, leading to Cornworthy and on the opposite bank of the creek, across to Sharpham - great for dog walkers and country lovers.

This part of South Devon is an Area of Outstanding Natural Beauty. Dartmoor National Park lies to the north and stunning beaches and coastlines to the south. Surrounded by much history and heritage and lying in the valley is the Old Paper Mill, once reportedly producing paper for bank notes.

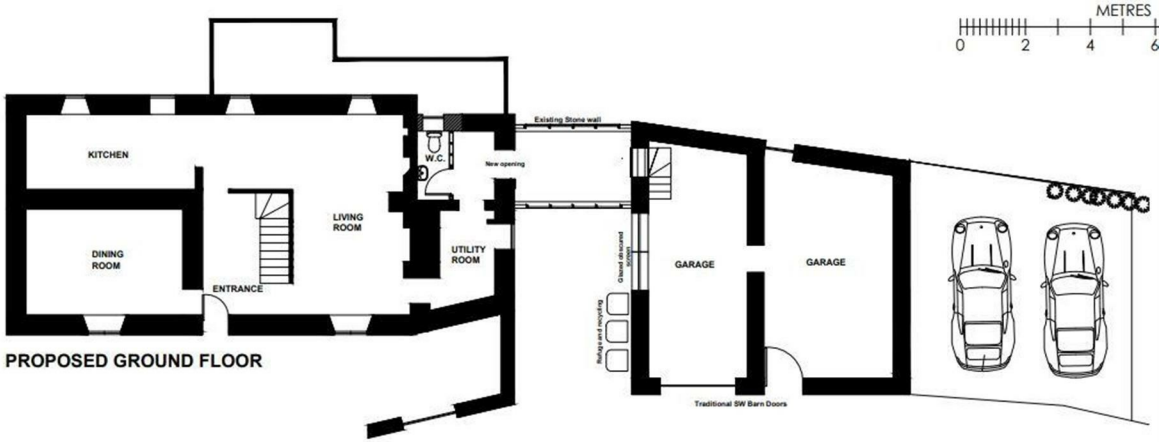
DESCRIPTION

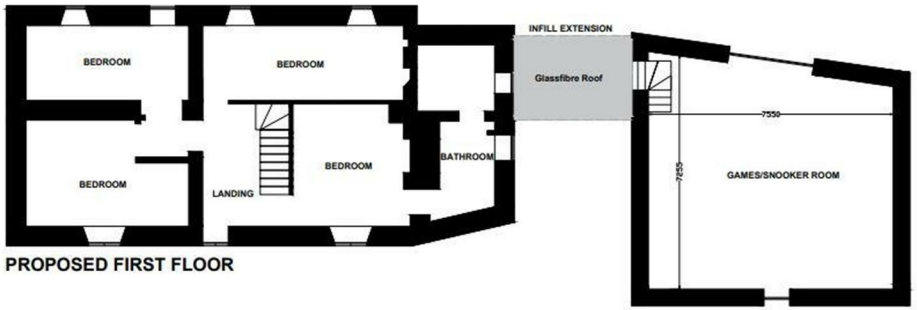
The Old Bakehouse has been the subject of architecturally designed renovations and refurbishment with use of exposed wooden timbers and glass creating a modern yet characterful home. Located at the waters edge in Tuckenhay, the property has a detached stone barn which was formerly a shippen which may now offer an opportunity for further development, subject to any consents. The Old Bakehouse is set in a delightful valley running alongside the creek, in an idyllic setting.

The house is well proportioned and offers spacious living accommodation with high quality fittings throughout. Making the most of the direct water frontage, there are lifting davits for a small boat/dinghy on the balcony. There is also an elevated garden located across the lane which enjoys views over the Creek and to the valley beyond. With parking for at least 5 vehicles, the house could easily be used as a holiday let or as a main home. This is a rare opportunity to acquire a waterside property with a superb opportunity to develop the stone barn which has a live planning permission to create two garages with a large games room or an additional reception room above.

ACCOMMODATION

This exceptionally well presented modernised waterside home is accessed through a wooden stable door lead into the entrance lobby where a solid wood and glass staircase leads to the first floor. Door to dining room with stone floor, inset wood burner and archway through to kitchen with solid wooden worktops, Miele induction hob, ovens, microwave, steamer, dishwasher and built in coffee machine. Integrated fridge/freezer. Breakfast bar with views across the Creek. The sitting room is open plan to the kitchen area. The use of glass allows much light from the first floor down the staircase. There is the remnants of a bread oven and views across the terrace balcony to the Creek and countryside beyond. Utility area with sink, washing machine, dryer, ample storage and access to the parking area. Steps lead up and out on to the waterside balcony.





Oak and glass staircase leads to the first floor with spectacular individual pendant chandelier and ceiling spotlights, exposed beams. Stairs to the second floor. Master bedroom with vaulted ceiling and exposed oak A-frame. Splendid en suite bathroom with shower, wash hand basin, WC and views to the river. Bedroom 6/study with window overlooking the Creek. Bedroom 2 has access to its private balcony and balustrade, views across the river, en suite smart Spa shower. Bedroom 3 is rear aspect, again with en suite bathroom and shower, views across the river and storage area above the garage. Bedrooms 4 and 5 are both en suite with shower cubicles.

DETACHED BARN

In December 2023 the two storey detached barn located beside the property gained planning permission to be converted to provide two garages on the ground floor with a games room above. Under ref 3163/23/FUL. Further details are available from the selling agents.

OUTSIDE & GARDEN

Adjoining the house is a covered carport providing undercover parking for one vehicle, with additional parking at the side of the property for a further two vehicles. There is an EV car charging point. To the side of the stone barn is space for parking further vehicles. The balconies are accessed from the cloakroom and windows from the sitting room. Just across the lane is the detached garden with elevated terraced lawned areas, together with a summerhouse with Spectacular views across the Creek and down the river Valley. On the terrace balcony over the waters edge are a pair of davits for lifting small boat out of the water.

INCOME POTENTIAL

The Old Bakehouse is currently run as a highly successful holiday let through Airbnb, generating a turnover in the region of £60,000 per annum. The owners retain around 6–8 weeks each year for their own use, so a full year's turnover would be closer to £70,000 per annum. This demonstrates the property's strong potential as both a lifestyle home and a proven income-generating investment.

SERVICES

Oil fired central heating, mains electric water and drainage. According to Ofcom, limited mobile coverage and up to superfast broadband is available at this property.

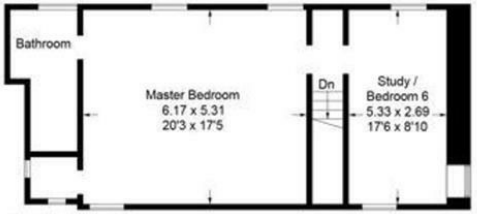
DIRECTIONS

From Totnes proceed along station road heading towards Dartington. At the first set of traffic lights turn left sign posted to Dartmouth and Kingsbridge. Proceed up the by-pass then take the left turning sign posted for Ashprington and Tuckenhay. Continue on this road passing through Ashprington following signs to Bow Bridge, pass over the bridge by the Waterman's Arms and on to Tuckenhay. You will then pass the Malsters pub on your left continue around the right hand bend, the property is located on the left.

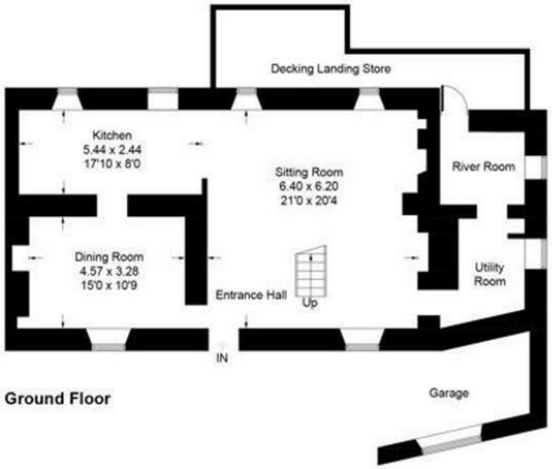
AGENTS NOTES

For extreme tidal and weather conditions, an automated flood management system has been installed within the underfloor are of the property. There are 3 sumps, each with recently replaced pumps which run automatically. The vendors advise us that the property has not flooded.

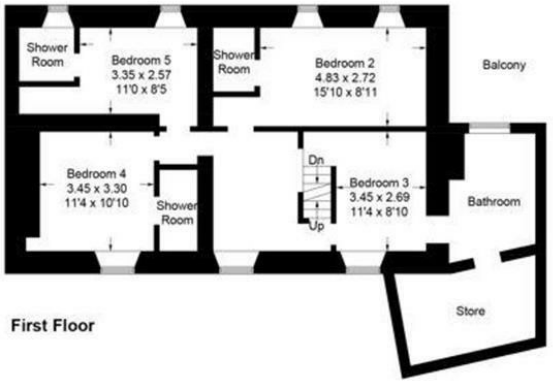
Approximate Gross Internal Area = 275.3 sq m / 2963 sq ft



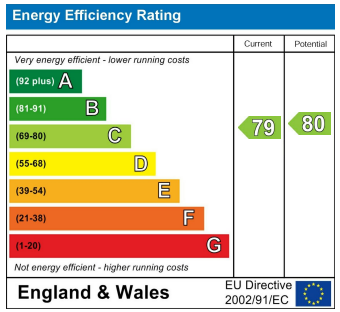
Second Floor



Ground Floor



First Floor



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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