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# Little Greyhills








# Little Greyhills,

Diptford, Totnes, Devon, TQ9 7NQ

Totnes 5.5 miles; South Brent 6 miles; South Coast 13 miles; Plymouth 20 miles; Exeter 35 miles

## A beautifully situated rural smallholding with a detached bungalow, separate annexe, extensive outbuildings and approximately 11.84 acres, enjoying far-reaching countryside views

- Detached bungalow with annexe
- Approximately 11.84 acres of land
- Extensive barns, stables and outbuildings
- Attractive gardens and natural surroundings
- Freehold
- Beautiful rural setting with far-reaching views
- Versatile smallholding or equestrian property
- Private setting with long driveway approach
- Additional lifestyle features available separately
- Council tax band D

## Guide Price £1,000,000

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## SITUATION

Little Greyhills occupies a delightful and private position within the rolling South Hams countryside, close to the village of Diptford. The area is renowned for its unspoilt landscape of undulating farmland, wooded valleys and quiet country lanes, offering a peaceful rural lifestyle whilst remaining accessible.

The market town of Totnes lies within easy reach, providing a wide range of independent shops, cafes and amenities, together with a mainline railway station offering services to London Paddington. The surrounding area offers excellent opportunities for walking, riding and outdoor pursuits, with the South Devon coast also within convenient distance.

## DESCRIPTION

Enjoying an enviable setting with far-reaching views across its own land and the surrounding countryside, Little Greyhills presents a rare opportunity to acquire a versatile rural property with significant lifestyle appeal.

The property comprises a well-proportioned detached bungalow, complemented by a separate annexe created from a converted former garage, together with an excellent range of outbuildings suited to equestrian, smallholding or amenity use. The land extends to approximately 11.84 acres and is arranged in gently sloping pasture, interspersed with mature trees and natural features.

In addition, the property offers a unique lifestyle element, with a yurt, a cabin, shepherd huts and hot tub available by separate negotiation, providing potential for ancillary or leisure use, subject to any necessary consents.

## ACCOMMODATION

The bungalow is entered via a porch/utility area, leading directly into a well-appointed kitchen, fitted with a range of units and providing ample workspace. The kitchen flows through to the dining room, a well-proportioned space ideal for both everyday family use and entertaining.

From the dining room, double doors open into the sitting room, a generous principal reception room centred around a feature fireplace. This in turn leads into the adjoining sun room, a bright and airy space with an attractive outlook over the gardens and surrounding countryside and direct access outside.

An inner hall provides access to the bedroom accommodation, comprising four bedrooms. The principal bedroom is of particularly good size, with three further bedrooms offering flexibility for family, guests or home working. The family bathroom is fitted with a bath with shower over, wash basin and WC.













## LITTLE IDLE

The property is entered into a spacious open plan sitting room, forming the principal living area and offering a comfortable and flexible space. This leads through to the adjoining kitchen/dining area, fitted with a range of units and providing space for dining. Also on the ground floor is a bathroom, fitted with a bath with shower over, wash basin and WC.

Stairs rise to the first floor where there is a generous double bedroom, enjoying a dual aspect and complemented by useful eaves storage to either side.

## OUTSIDE

The property is approached via a long private driveway from the adjoining country lane, leading to a generous parking and turning area adjacent to the bungalow and outbuildings. To the rear of the property lies a lawned garden, with the principal gardens positioned to take full advantage of the surrounding views. The grounds immediately around the house are well maintained and provide a pleasant setting for outdoor seating and entertaining.

The land extends in total to approximately 11.84 acres. The principal parcel surrounds the house and buildings, extending to just over 4 acres and forming the main setting of the property. In addition, there are two further separate lots, extending to approximately 3 acres and 4.7 acres respectively, providing useful grazing and amenity land. A public footpath crosses the southerly field, positioned so as not to impact upon the privacy of the house. Within the lower section of the main parcel is a former slate quarry, dating back to the early 1900s, now a naturalised feature adding character to the landscape.

An excellent range of outbuildings includes stabling, a hay/tack room, a large barn, tractor shed and a field barn, providing extensive storage and versatility for agricultural or equestrian use.

Within the grounds are several additional features including a yurt and shepherd huts, together with a hot tub, all of which are available by separate negotiation.

## SERVICES

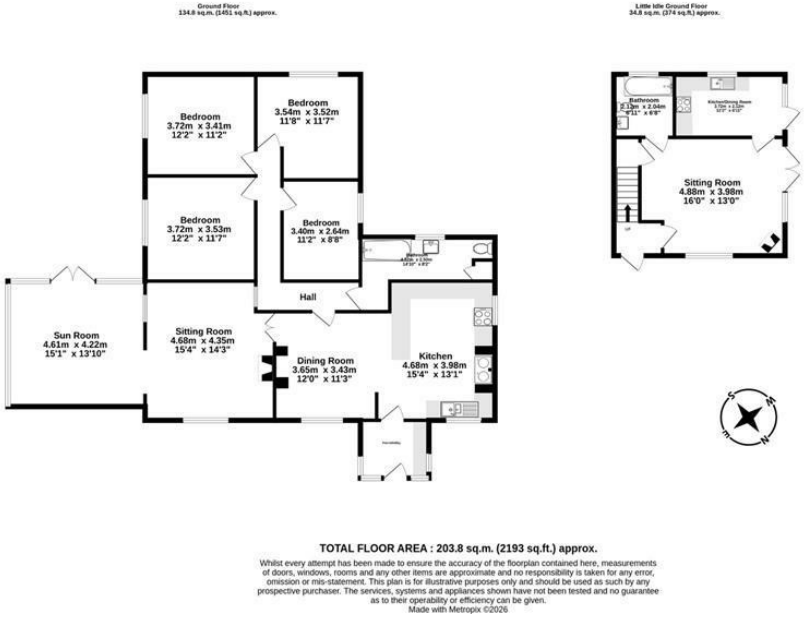
Mains electricity and water. Private drainage via a bio-digesting soakaway system installed in 2017, serving both the bungalow and annexe. Oil-fired heating via a Sandyford range.

According to Ofcom, standard broadband is available. The property currently benefits from wireless Airband broadband with speeds reported up to approximately 600 Mbps. Mobile coverage is predicted to be good outdoors across all major networks, with variable indoor coverage depending on provider.

## DIRECTIONS

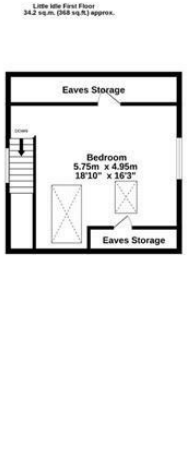
Proceed out of Totnes on the A381 towards Kingsbridge. At Harbertonford, turn right after the church, then left over the bridge after a short distance. Continue for approximately 1 mile, passing through the farm and bearing right up the hill, where the entrance to Little Greyhills will be found on the left.

what3words: ///ideas.executive.renting



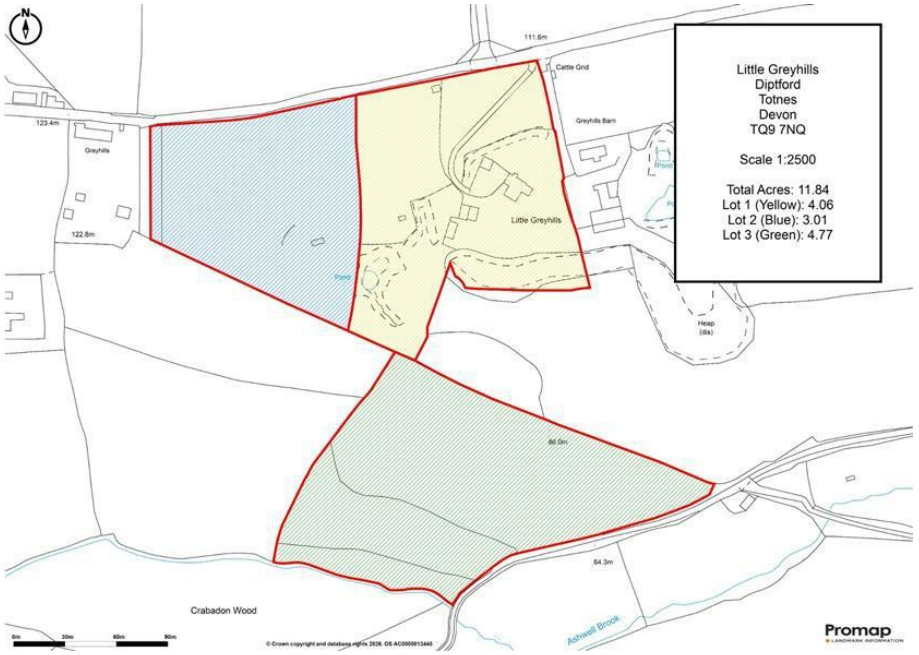


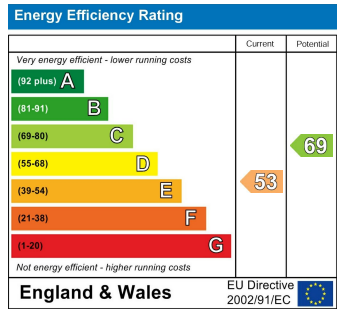





**TOTAL FLOOR AREA : 203.8 sq.m. (2193 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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