

# Marley House







# Marley House,

Marley Head, South Brent, South Devon, TQ10 9JX

Totnes 5 miles, Plymouth 18 miles, Exeter 31 miles

The front façade of a beautiful Grade II* Listed house built in the 18th Century with a sweeping drive and accommodation providing 4 en suite bedrooms in a very accessible location near to the A38 with about 13.9 acres.

- Stunning features throughout
- 4 bedrooms (all en-suite)
- Over 4 floors providing over 5,000 sq ft of accommodation
- Triple garage. Use of the communal tennis court.
- Council tax band: H
- Beautiful reception rooms
- Magnificent entrance hall
- Study, sauna, games room
- Land extending to 13.9 acres of private grounds
- Leasehold and a share of the Freehold

## Guide Price £750,000


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## SITUATION

Marley House is situated within the parish of Rattery. The village of Rattery is within 2 miles, with a thriving village hall and social scene with the well regarded Church House Inn. The bustling Medieval market town of Totnes is approximately 6 miles away and has a wider range of facilities which including primary schools, a secondary school, a leisure centre/swimming pool, a unique High Street with many individual shops and boating opportunities on the River Dart. There is also a mainline train station with links to London Paddington and Waterloo. Exeter airport is about 30 miles away.

## DESCRIPTION

Marley House is a Grade II* Listed converted Georgian mansion set in extensive grounds and approached by way of a long tree-lined drive, with a secure gated access. Marley House is a stunning example of architecture of this period, and was once owned by the Bridgettine nuns and were the only English Monastic community to maintain an unbroken succession of nuns from before the Reformation.

In approximately 1994 the mansion house was divided into two large principle houses and 5 individual flats. Marley House enjoys the stunning original reception hall with ionic colonnade screens, moulded modillion cornice and the stunning cantilevered staircase. The vendors undertook further significant improvements during their period of ownership and is now available with no onward chain. There is an option to purchase the house with the majority of the furniture (subject to further negotiation) if desired by the purchaser.

## ACCOMMODATION

The approach to Marley House is impressive, with a sweeping gravel driveway leading to the grand entrance, framed by imposing classical columns and a striking portico. Stepping inside the magnificent entrance hall, you are greeted by polished stone floors, towering ceilings, and elegant marble columns, setting the tone for the grandeur throughout the house. A sweeping wooden staircase rises to the upper floors, while to one side, a spacious study offers a tranquil retreat with views over the landscaped grounds.

The ground floor features a vast dining room extending almost 38 feet, illuminated by tall sash windows that flood the room with natural light. This space flows seamlessly into the drawing room, where ornate cornicing and an elaborate fireplace create an atmosphere of refined elegance. The sitting room, located on the first floor, continues this sense of grandeur, with high ceilings, a marble fireplace, and bespoke bookcases providing a sophisticated environment for relaxation or entertaining.

The kitchen is beautifully appointed with extensive cabinetry painted in a soft cream and crowned with glazed display units. A large central island provides generous workspace and seating, complemented by high-end appliances including an oil-fired Aga and additional electric oven with hob, integrated coffee machine, fridge/freezer and dishwasher

The accommodation is arranged over four floors, with the master suite occupying a prominent position on the first floor. It boasts three large sash windows with stunning views over the surrounding countryside, accompanied by a luxurious en-suite bathroom complete with a freestanding bath and separate shower. There are three further double bedrooms on the upper floors, all with en-suite facilities and well-proportioned layouts.

The lower ground floor offers excellent ancillary space including a utility room, study, kitchenette, sauna, shower room, and a games room located at the end. Whilst this floor Is predominantly accessed from the stairs leading down from the kitchen , there is a doorway into the utility room from the external passage In the games room at the far end.













## GARDENS AND GROUNDS

The gated shared private drive off Marley Head roundabout, just off the A38 leads to the 19 properties on the Marley Estate. This leads to the private drive for Marley House. This drive passes the area of private woodland sweeping alongside the private formal lawn and onto the gravelled parking area with a central water fountain in front of the grand pillared entrance. As shown on the sale plan, the paddock of 7.2 acres lies to the south of the house which has been let to a local farmer for sheep grazing.

There is a concrete hardstanding area which was formerly the foundations of the former Chapel when the Bridgettine nuns were in residence. From this area a staircase leads down to an additional small private lawned area where passageways can provide access to the lower ground floor area utility room and the boiler room. A French window enables access to the games room. At the far end of the hard standing is a further flight of steps leading down to some of the original cloisters, now used for storage.

There is detached triple garage further down the shared entrance drive. Marley House also benefits from additional allocated parking in one of the communal car parking areas. Marley House also has access to the additional 11 acres of communal grounds with additional parkland, wooded walks and a hard tennis court.

## SERVICES

Mains electricity, shared private borehole water with a backup mains supply, shared private drainage and oil fired central heating. Ofcom advises standard broadband and good in home and outdoor mobile coverage form the major providers is available. Many residents use the Airband internet service.

## TENURE

The property is offered for sale leasehold on a 999 year lease, expiring in June 2995 plus a share of the freehold. The buyer of Marley House will be issued with 1 of the 17 shares available, with each property on the estate owning one of the 17 shares each. The freehold is owned by The Marley Estate Management Company Limited (MEMCL). The service charge varies each year, depending upon the overall estate expenditure, which is controlled by the owners on the estate. Each of the properties has a fixed percentage of the annual costs to pay, with 14% of the annual expenditure allocated to Marley House. In 2025, this amounted to a total of £8,844.80 paid in two instalments (1st January and the 1st July). The ground rent is fixed at £10 pa and can never be changed.

All owners are invited to become a Director of the management company. Whilst this charge may at first seem expensive, it includes all the borehole and mains water use, all private drainage, the buildings insurance, exterior decoration of the property and maintenance of the roof, maintenance of the shared tarmacadam drive, all the mowing and maintenance of the communal area of grounds. Please note, the lease restricts holiday lets, however, long term lets are permitted.

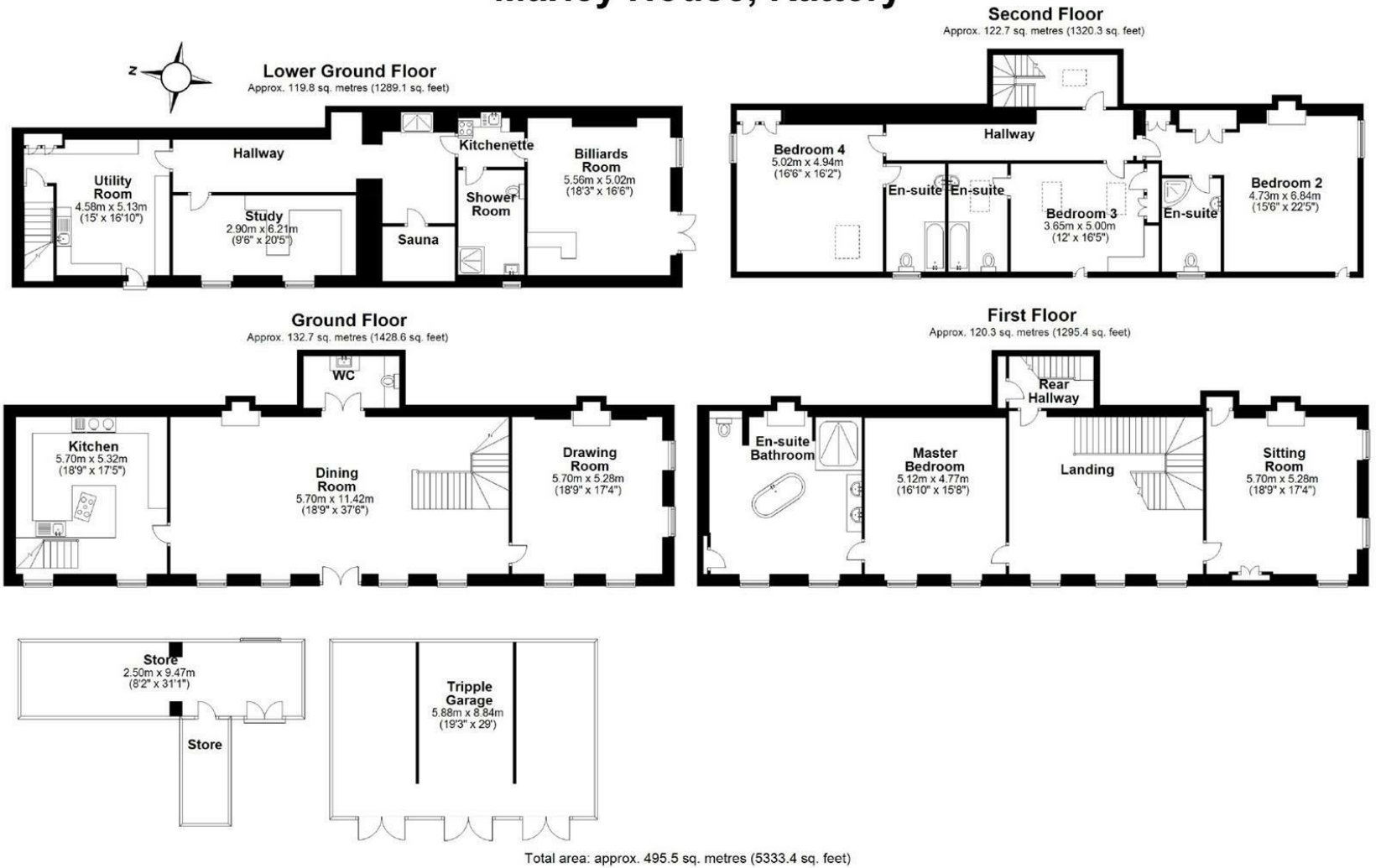
## VIEWING

Strictly by appointment with Stags: T: 01803 865454

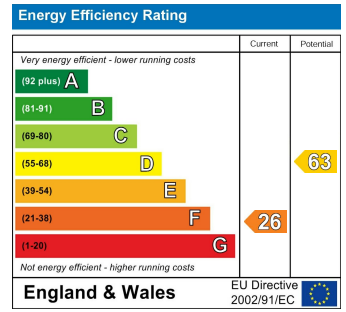
## DIRECTIONS

Readily accessible off the Marley Head roundabout off the A38 exit to Totnes on the A385. The entrance to the estate using what3words is ///takers.eggplants.trooper Satnav's often take you to the wrong location.

# Marley House, Rattery




Total area: approx. 495.5 sq. metres (5333.4 sq. feet)




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