



Newlight



Newlight

Marley, South Brent, Devon, TQ10 9JX

Plymouth 18 miles, Exeter 31 miles, South Brent 2 miles

A substantial home set in grounds of just over 3 acres of grounds with brilliant road access to Plymouth and Exeter.

- Over 8000 sq ft
- Over 3 acres of garden
- Flexible accommodation
- Two bedroom annex
- Private driveway
- Development potential

Guide Price £1,000,000

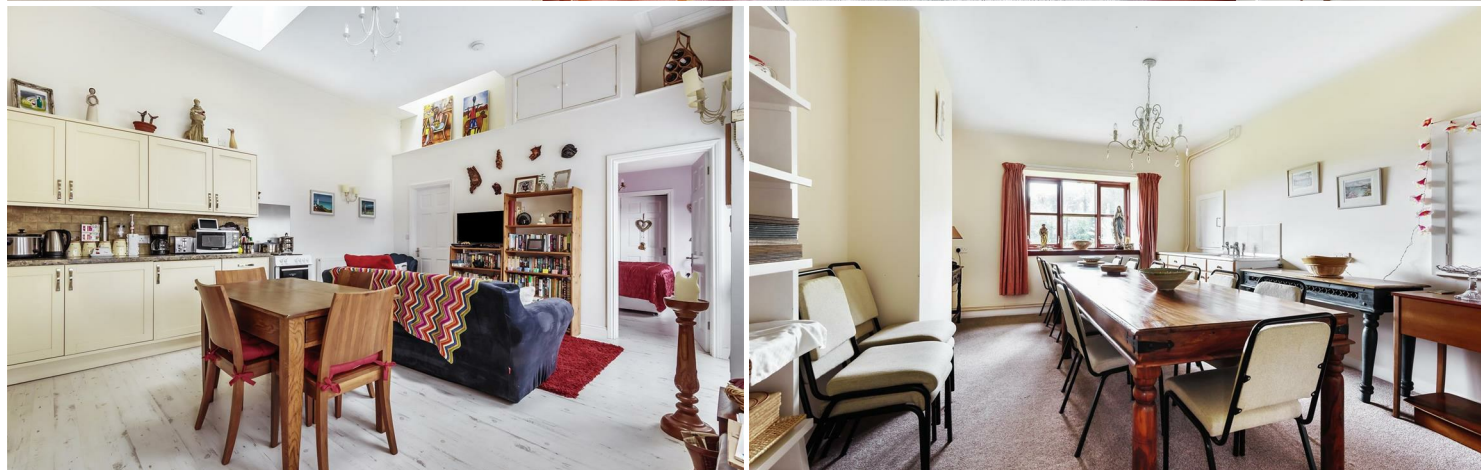
SITUATION

Newlight is situated within the parish of Rattery, Rattery being one of Devons oldest villages and situated on the old traveller's road from Kingsbridge to Bristol.

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.

DESCRIPTION

Newlight was previously a courtyard of barns belonging to the nuns of Syon Abbey. Converted to provide residential accommodation for the nuns in 1990, Newlight is set in extensive grounds and approached by way of a long tree-lined drive, with a secure gated access. The property is currently set up into multiple wings. The main house, guest accommodation, two-bedroom annex and a one-bedroom apartment. Subject to the necessary consents, the property could be split into multiple dwellings or a large family home.



ACCOMMODATION

With over 8000 sqft of accommodation, the property is currently separated into multiple sections. The main house is made up of 5 bedrooms, 3 sitting rooms and a kitchen. The kitchen is currently an industrial style kitchen with large pantry, however, by combining both rooms, a large family kitchen with views across the surrounding countryside could be easily created.

In the guest wing of the house there are 7 bedrooms, with each room being a good-sized double, as well as a light and spacious sitting room with wood burner, office and shower rooms. This wing of the house again has scope to convert into separate dwellings, subject to planning, or could be converted to provide open plan living space with direct access onto the central courtyard and easterly views across the surrounding fields.

Attached to the property and accessibly by its own entrance is a two-bedroom annex with open plan kitchen/living space, one double bedroom and one single bedroom as well as a family bathroom. The annex also benefits from its own separate driveway with parking for 3-4 cars and a private garden space.

OUTSIDE

The property sits in grounds of just over 3 acres and has well established front and rear gardens. To the front is a double garage with eaves storage, parking for 5+ cars and a front garden that is predominantly laid to lawn with flower beds and shrubbery surrounding. To the rear there is one large patio spaces perfect for alfresco dining, a smaller patio section by the annex, a large lawned section, small orchard, greenhouse and two good size outbuildings. The property also benefits from a 500m long private footpath that follows the neighbouring farmland and has access to a small section of woodland.

SERVICES

Mains water and electricity, private drainage & LPG central heating.

LOCAL AUTHORITY

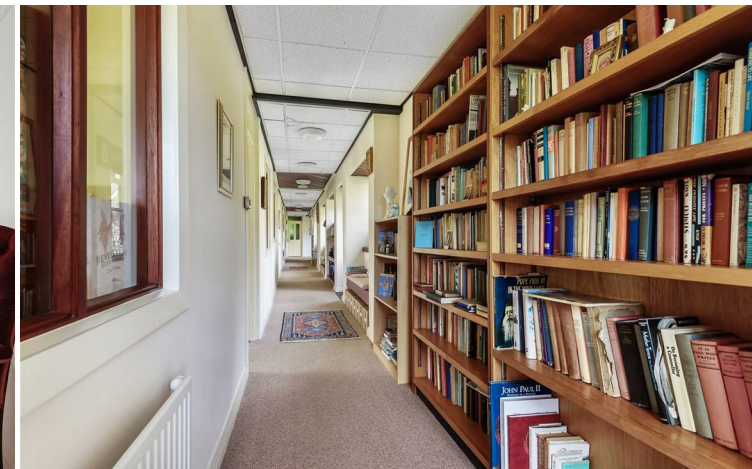
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

DIRECTIONS

From Totnes proceed away from the town towards Dartington. At Dartington proceed on the A385 towards Rattery and South Brent. At the roundabout take the 4th exit into the private driveway of the Marley Estate. Follow the drive down and pass the entrance to Marley House on the right-hand side. Continue past the garages and bear round to the right. Go down the hill and take the first left towards Newlight and St Katherine's Bungalow. Continue on 50m and the entrance to Newlight is on the right-hand side.



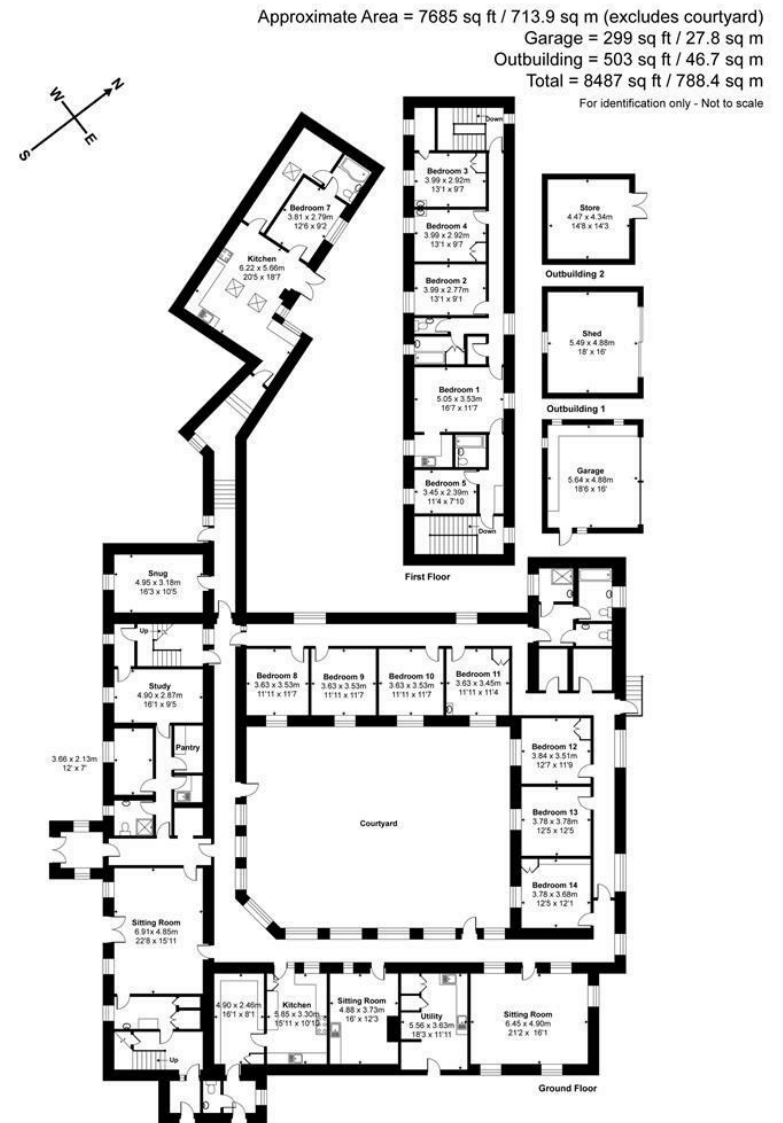


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			65
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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