



The Old Post Office



The Old Post Office

Totnes, Devon, TQ9 7UL

Totnes 3.2 miles; A38 9.7 miles; Plymouth 25.7 miles

A superb former Post Office in a prized village, with landscaped gardens, parking and detached stone outbuildings

- End-of-terrace Victorian home
- 3 double bedrooms, 2 en-suites
- 4 reception rooms with period charm
- Bespoke kitchen with French doors
- Travertine floors and underfloor heating
- Generous landscaped garden with terraces
- Detached stone bakehouse and piggery
- Off-road parking for 2-3 vehicles
- Freehold
- Council tax band D

Guide Price £800,000

SITUATION

Ashprington is a quintessential and highly sought-after South Hams village set above the River Dart, surrounded by rolling countryside. It features an active village community, a 16th-century church, a well-used village hall, and the popular Durant Arms, an inn and restaurant at the heart of village life. A scenic public footpath links the village directly to Totnes, just three miles away.

Totnes offers a rich mix of independent shops, schools, a Norman castle, and a mainline railway station with direct services to London Paddington. The A38 is around six miles away, giving quick access to Exeter, Plymouth and beyond. Nearby, the Sharpham Estate provides beautiful riverside walks, organic vineyards and award-winning cheese, just a 20-minute stroll from the village.

DESCRIPTION

The Old Post Office offers the perfect blend of period character, lifestyle potential and practical living. With generous reception space, three double bedrooms (two en-suite), and a beautifully landscaped garden, it makes an ideal full-time home or country retreat.

The detached former bakehouse and piggery offer rare flexibility, perfect for working from home, creative use or future conversion (subject to consent). The handmade kitchen, wood burners, original floorboards and private garden terraces all combine to create a home that is both charming and versatile, moments from the village inn and only three miles from Totnes.



ACCOMMODATION

The house is accessed via the central sitting room, where painted timber floors and a painted stone fireplace lead into the rear reception hall. From here, doors open into a second sitting room, the original Post Office, with its own entrance, limestone fireplace with wood burner, and flow through to the dining room.

The dining room also features a wood burner with matching fireplace surround and continues into the utility and kitchen beyond. The kitchen is a light-filled and well-crafted space with a double Belfast sink, NEFF electric oven with microwave, electric aga, and French doors to the garden. The adjoining utility room includes laundry space, a Belfast sink and a WC. The kitchen and utility are heated by electric underfloor heating beneath the limestone tiles.

Upstairs, the principal bedroom has three built-in wardrobes, a dressing area and an en-suite shower room. Bedroom two also enjoys an en-suite and built-in storage, while Bedroom three is served by the family bathroom with freestanding bath, walk-in shower and heated towel rail.

OUTSIDE

To the front, there is off-road parking for two to three vehicles.

The private rear garden runs the length of the property and rises through a series of attractive levels. A paved terrace leads from the kitchen, with steps ascending to a further seating area beside the detached former bakehouse, a characterful stone building with wood burner, rooflights, power and lighting, ideal for home office, studio or additional accommodation (subject to planning).

Beyond this, the garden continues with mature trees, lawn, vegetable beds and a fruit tree, culminating in a quiet top-level lawn with space to enjoy the last of the day's sun. The second stone outbuilding, a former piggery, has also been reroofed and includes a garden WC, providing further potential for home working or ancillary use.

SERVICES

Mains drainage and electricity. Oil-fired for central heating and hot water.

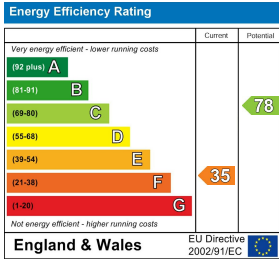
According to Ofcom, superfast broadband and limited indoor mobile coverage available. However, our clients have advised that Wi-Fi calling works exceptionally well.

DIRECTIONS

From Totnes continue into Ashprington taking the righthand turn at the war memorial and passing the pub on the left-hand side. Continue through the village for approximately 150 meters, past the village hall, and the property can be found on your left.



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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