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Manymead





South Brent 1.5 miles; Totnes 5.8 miles;  
Plymouth 18 miles

A substantial country home offering over 3,000 sq ft of versatile accommodation, set within generous gardens and grounds close to the South Hams village of Avonwick

- Substantial semi-detached country home
- Over 3,000 sq ft of versatile accommodation
- Five bedrooms with additional ancillary living
- Generous reception rooms with period character
- Gardens and grounds extending to c0.54 acres
- Ample off-road parking and outbuildings
- Potential for annexe or multi-generational living
- Convenient access to the A38 for commuting
- Freehold
- Council tax band E

Guide Price £695,000

### SITUATION

Manymead occupies a delightful semi-rural position on the edge of Avonwick, a well-regarded village, with a Pub, Garage with a small shop. All within easy reach of the A38, providing excellent access to Plymouth, Exeter and the wider South Devon coastline. The surrounding countryside is gently rolling and highly scenic. Nearby South Brent offers a range of day-to-day amenities including local shops, Post Office, GP Surgery, Dentist, and a primary school. School buses serve Ashburton and Ivybridge Secondary Schools

The historic market town of Totnes lies approximately five miles distant and provides a comprehensive range of shops, services and leisure facilities, together with a mainline railway station offering direct services to London Paddington. Further rail connections are also available at Ivybridge.

### DESCRIPTION

Enjoying a commanding position within its plot, Manymead is a handsome and substantial period home, rich in character and offering exceptional flexibility for modern family living. The property has been carefully maintained and provides a rare combination of generous reception space, numerous bedrooms and adaptable ancillary accommodation, all framed by attractive gardens and far-reaching countryside outlooks. Its scale, layout and setting lend themselves equally well to multi-generational living, home working or entertaining on a larger scale.

### ACCOMMODATION

A tiled porch opens into a spacious entrance hall which provides access to many of the principal ground floor rooms and immediately sets the tone for the house.

The main reception room is a generously proportioned living room, featuring a broad bay window overlooking the gardens. There is also a separate formal dining room, well suited to entertaining. The kitchen-dining room forms the heart of the house, offering ample space for everyday family life and leading through to a snug. A boot room/cloakroom houses the oil-fired boiler and provides practical storage, with a door giving access outside. The ground floor is completed by a utility room, pantry and additional ancillary spaces.

The property benefits from two staircases rising to the first floor. Upstairs, there are five principal bedrooms, four of which are good-sized doubles, including a bedroom with en suite shower room. There is also a single bedroom, a family bathroom and an additional shower room. Each bedroom

enjoys a varied outlook, predominantly over the surrounding countryside.

In addition, there is a first-floor reception room with adjoining kitchen area and large wet room, which was previously used as an integral granny flat. Subject to obtaining any necessary consents, this area could be adapted to form a self-contained annex if required.

### OUTSIDE

The approach to Manymead is via a driveway providing ample off-road parking, which has historically accommodated at least five to six vehicles. There is a wooden outbuilding with power and lighting, primarily used for storage.

The gardens are a particular feature of the property and extend to approximately 0.54 acres in total. Areas of lawn are interspersed with mature shrubs, bushes and trees, creating a well-established and private setting. A large pond with a bridge sits within one section of the garden, while a further south-easterly facing garden area is framed by planted beds and enjoys open views. There is a patio area, two garden sheds, and an aluminium greenhouse, with parts of the garden currently used for growing flowers and vegetables. A second larger shed with power is used as a workshop.

### SERVICES

Mains electricity. Oil-fired central heating.

Water supply understood to be via an unmetered mains supply from the road, shared with neighbouring properties.

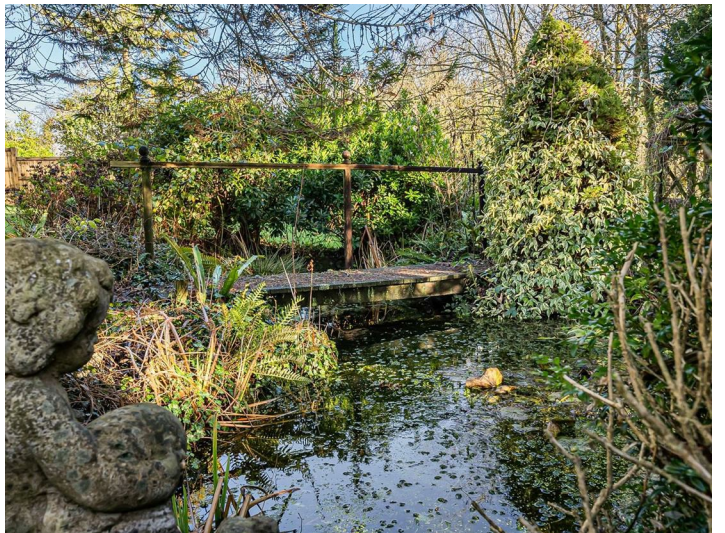
Drainage via a shared septic tank located within neighbouring grounds, with maintenance costs shared equally.

According to Ofcom, superfast service is available with maximum download speeds of up to 60 Mbps. Good outdoor and variable in-home mobile coverage available.

### DIRECTIONS

From Totnes, take the A381 towards Kingsbridge up Kingsbridge Hill (Western Bypass). At the traffic lights on the Western Bypass turn Right and follow the signs for Plymouth and continue following signs for Avonwick and the A38. After approximately 7 miles just after the 30 mph signs and the AVONWICK sign turn right into Manymead. This is before reaching the bridge and fuel station. Continue up the drive, where the property can be found on the right. Access to Avonwick from the A38 is well signposted, Manymead is over the bridge in the village, heading towards Totnes and on the left.



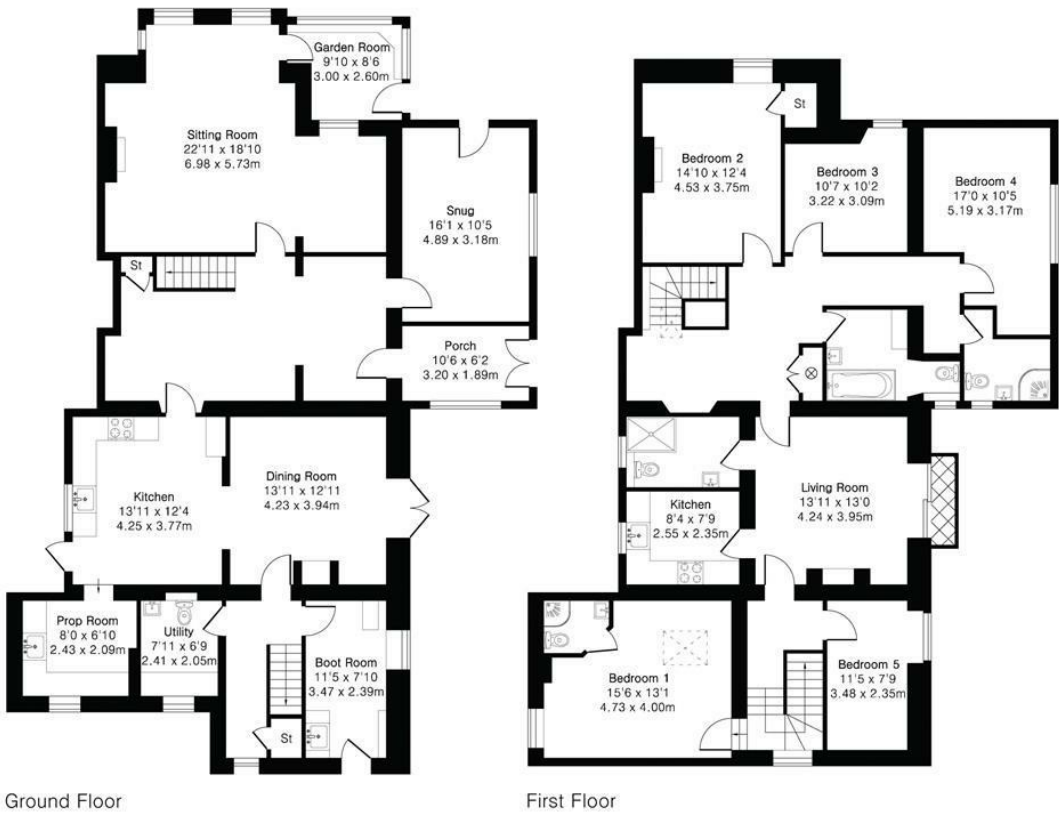




Approximate Gross Internal Area 3422 sq ft - 318 sq m

Ground Floor Area 1751 sq ft – 163 sq m

First Floor Area 1671 sq ft – 155 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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