



Turvey



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Tuckenhay, Totnes, TQ9 7EQ

Totnes 4 miles; Dartmouth 8 miles; Exeter 32 miles

A fully renovated waterside home with private river frontage, Grade II listed lime kilns, and enchanting gardens in one of the South Hams' most picturesque creekside settings

- Waterside home with private frontage
- Three double bedrooms, two bathrooms
- Grade II listed lime kiln outbuilding
- Walkable to pubs and countryside trails
- Freehold
- Completely renovated, turnkey property
- Beautiful riverside gardens
- Peaceful creekside setting in the South Hams
- 4 miles from Totnes, mainline rail to London
- Council tax band G

Guide Price £1,500,000

SITUATION

Tuckenhay is a popular village on Bow Creek, a tributary of the River Dart, offering excellent sailing and countryside walks and boasts two well-attended public houses. There is easy access to Dartmouth and the Elizabethan town of Totnes is just 4 miles away. Totnes is a thriving market town with a wide range of independent shops, good local schools and recreational facilities and a main line Railway Station providing direct services to London Paddington. Approximately 6 miles north of Totnes is the A38/Devon Expressway, giving speedy access to Dartmoor, the cities of Plymouth and Exeter and the M5 Motorway.

DESCRIPTION

Turvey presents a rare opportunity to own a beautifully restored home on the water's edge. Meticulously renovated by the current owners, this handsome stone-built property blends heritage features with modern comfort, offering an elegant and welcoming space in a truly idyllic location.

Set within approximately half an acre of gardens that stretch along the creek, the lifestyle here is defined by tranquility, natural beauty, and the unique pleasure of living beside the water. With direct frontage onto the river, lush established planting, vegetable beds, and a characterful outbuilding formed from the original lime kilns, this is a home ready to enjoy from day one.

Whether launching a kayak at high tide, strolling to the nearby pub, or simply enjoying the ever-changing views of the water and woodland beyond, Turvey offers a relaxed and connected way of life in one of Devon's most desirable creekside communities.



ACCOMMODATION

The accommodation is arranged over three floors, with well-proportioned rooms and a warm, inviting feel throughout. A traditional entrance hall leads to a light-filled dining room and a charming sitting room with a wood-burning stove and views across the garden to the creek.

The kitchen, cleverly incorporated into part of the original lime kiln, has been stylishly fitted with bespoke cabinetry and enjoys a curved wall feature that speaks to the building's industrial past.

On the first floor, the spacious bathroom is a highlight, finished to an excellent standard with a roll-top bath, separate shower, and delightful river views. Bedroom 3 is on this floor, with further stairs rising to two elegant double bedrooms and a well-appointed shower room on the top floor.

OUTSIDE

Turvey is set in a stunning waterside plot extending to around 0.35 acres, with approximately 100 metres of private river frontage. The gardens are a haven for wildlife and include gently sloping lawns, mature borders, and riverside vegetable beds with a greenhouse.

A notable feature is the adjacent outbuilding, formed from a pair of Grade II listed lime kilns and their associated chimney, offering valuable storage or potential for further creative use (subject to any consents). A track leads up behind to a viewing point over the chimney and the treetops beyond.

There is ample space for parking and potential to create a slipway for small boat access, subject to permissions.

SERVICES

Mains electricity, water, and drainage. Electric heating. According to Ofcom, superfast broadband and likely mobile coverage available.

DIRECTIONS

From Totnes, follow signs for Ashprington and Tuckenhay. At Ashprington Cross, turn right toward Tuckenhay and Cornworthy. Descend the hill, cross the bridge by the Waterman's Arms and continue into the village. Turvey is on the left, just before The Maltsters Arms.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		24
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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