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Turvey



Totnes 4 miles, Dartmouth 8 miles, Exeter 32 miles

## A waterfront detached stone property with adjoining lime kilns with about 100m of river frontage in Tuckenhay.

- A significant waterfront home
- Substantial opportunity for improvements
- Offered to the market for the first time in 70 years
- 100 metres of water frontage
- Grade II listed lime kilns
- Currently 3 bedrooms
- No onward chain
- Grounds of 0.5 acres
- Freehold
- Council Tax Band G

**Offers In Excess Of £1,000,000**

### 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 is offered to the market for the first time in 70 years, having been in the vendor's family's ownership and represents a significant opportunity (subject to consent) for a purchaser to develop the house and outbuildings. The property is within an Area of Outstanding Natural Beauty and is thought to have been built in 1790 and over the years has been used as a warehouse with the lime kiln worker's accommodation over, but since 1950 Turvey has been a family home. The opportunity to modernize the accommodation is clearly significant and, subject to the relevant consents, the property could be extended over the turret/chimney area of the Grade II listed lime kilns. The property overlooks the river and the National Trust owned broadleaved woodland beyond.

### ACCOMMODATION

From the ground floor a covered porch leads through to the hall with quarry tiled floor, timber stairs rising to the first floor and doors to dining room with uPVC sash windows. Door to sitting room with an under-stairs cupboard and original shelving to the side, fireplace with wood burning stove and timber sash window overlooking the river. Door through to the kitchen, which is located within the former lime kiln, with a range of base level kitchen units, with space and plumbing for a washing machine and space for a cooker.

On the first floor there is a family bathroom with a separate shower cubicle, fitted wardrobes and original cupboards, timber sash window to the front. Door to bedroom 1 (double) with uPVC sash window overlooking the garden. The stairs climb to the second floor where the main double bedroom (bedroom 2) is located, with a stone fireplace with tiled hearth, timber sash window to the front. Door to bedroom 3 (double) and door to a small study area with window to the side.

### OUTBUILDINGS

A significant feature of Turvey is the adjoining stone group of buildings comprising the original chimney

and two lime kilns, referred to as pot lime kilns, which we believe were last fired in the 1940's. Within the outbuilding is a poster which describes the use of the lime kilns at Perchwood, which is another set of lime kilns located very near to Turvey. Now the lime kilns are used for storage with a timber framed lean-to structure abutting the chimney. One of the two lime kilns is used for storage with the other, of course, forming the kitchen.

### GARDENS & GROUNDS

The principal, largely level, lawn is located to the side and the front of the property with a variety of well-established herbaceous borders comprising rhododendron, camelia, flowering shrubs and bordered with a low privet hedge running along the riverbank. There is a concrete path which leads past some raspberries to an iron gate denoting the far boundary to this side of the property. Immediately in the front of the house is a concrete patio area with a pedestrian gate leading out onto the further area of lawn, which has significant potential to be adapted to create a slip, to provide direct access into the river. The gardens extend along the foreshore to an area below the entrance drive where there are three raised vegetable beds, a greenhouse and a further area currently used to store timber. A garden track leads up from the lower end of the entrance drive passing some slate-edged compost bins up onto the top of the turret above the lime kilns.

**NB** Please take great care and do not climb onto the top of the chimney as the roof could give way.

### SERVICES

Heating via night storage heaters, mains water, mains drainage and mains electricity. Broadband speed tested at 35mb per second.

### LOCAL AUTHORITY

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

### VIEWING

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

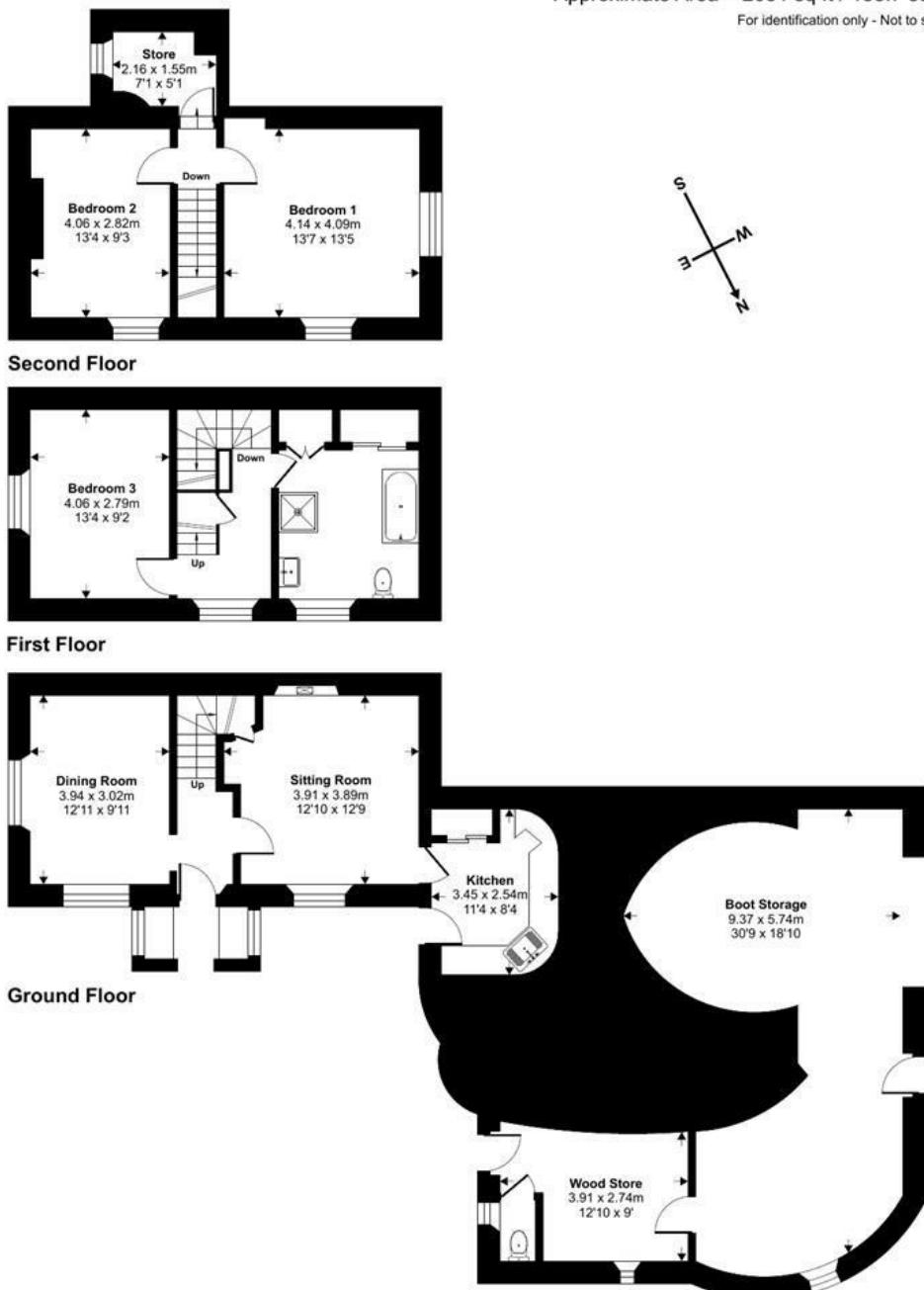
### DIRECTIONS

From our Totnes office proceed up the by-pass toward Dartmouth and Kingsbridge then take the left turning sign posted for Ashprington and Tuckenhay. Continue on this road until Ashprington Cross where you turn right for Tuckenhay and Cornworthy. Follow the road downhill and pass over the bridge by the Waterman's Arms and on to Tuckenhay. Turvey is just on the left hand side, just before The Maltsters Arms.



Approximate Area = 2031 sq ft / 188.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
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These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A) plus A		
(B)	83	
(C) (D)		
(E) (F)		
(G)	24	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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