



The Old Vicarage



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23 Silver Street, Buckfastleigh, Devon, TQ11 0BQ

Totnes 4.4 miles, Exeter 24 miles, Plymouth 23 miles

A significant Grade II Listed former vicarage offering substantial accommodation with a large garden and rural views.

- A substantial country house in a village location
- Large private garden
- Over 5,700sqft of accommodation
- Abundance of original character from this 1780's property
- 6/7 Bedrooms
- Ability to let 2 parts of the house out
- Off-road parking for at least 5+ vehicles

Guide Price £825,000

## SITUATION

The property occupies a super position in the centre of Buckfastleigh with close access to the A38/Devon Expressway, making for fast access to the cities of Exeter and Plymouth.

Buckfastleigh has its own range of independent shops and is well positioned for access to the Dartmoor National Park as well as the South Hams and Torbay coastline.

The medieval market town of Totnes lies approximately 6 miles to the south with its wider range of facilities and mainline railway station.

## DESCRIPTION

This fine Grade II Listed former vicarage was built in the 18th century and has been occupied by the current owners for 14 years. This handsome house retains much of the original character with taller than average ceiling heights, attractive door architraves, original fireplaces and staircases providing access over the four levels. The current owners have divided part of the house into 2 letting properties, generating holiday let income and permanent Assured Shorthold Tenancy income streams. The house has the ability to be operated in this way or be occupied as one home.

The large garden is located to the south eastern side of the house and provides many private seating areas to enjoy the sun and admire the garden and far-reaching rural views.



## ACCOMMODATION

From the gravelled parking area, a few steps lead up to the entrance hall with exposed pine floorboards, ornate door architrave around the openings and doors to the main kitchen with a range of base and eye-level kitchen units with space and plumbing for a dishwasher, free-standing refrigerators, a gas double-oven with 4-ring burner, extractor hood over, large sash windows with working shutters and the original cupboards to the kitchen. This kitchen was formerly the vicar's study, before the house was re-modelled. Doors to the sitting room with a lovely marble fireplace with slate hearth, wood burning stove, original shutters either side of the large sash windows and French window out onto the raised deck facing southeast, with lovely views over the garden below and to the hills beyond Buckfastleigh. There is a further door to an additional sitting room with wood burning stove with access to the secondary kitchen. These two rooms are currently used as a holiday let. From the kitchen a door leads through to bedroom 7.

The staircase, with a very tall window providing much light to flood into the first and second floors, leads to the large main landing. There are five bedrooms, all with the original mouldings around the doorframes, four of which are large double rooms, one a single room and a family bathroom with original exposed timber floorboards with bath and separate tiled shower cubicle. As shown on the plans, a door leads down from bedroom 4 to provide access to the kitchen and bathroom from the integral flat.

The main staircase provides access to the second floor, where there is a large open-plan attic room used by the current owners' children as further bedroom accommodation and games areas with two rooms providing eaves storage. Please note that the radiators on this floor currently do not work but perhaps with a further pump could provide heat to this top floor. The attic is also very light owing to the multiple window openings and the attractive circular window to the far end.

The 1830's addition to the side of the house is where access can be sought to the two letting areas of the house, with stairs down to the basement. The basement is a significant asset to the property, providing four separate rooms and a further built-in storage area, as shown on the floorplan. In the main room there are the original slate topped wine bins and a cobble floor remains under the workshop floor and in the utility room/boiler room.

## OUTSIDE

The property owns the entrance drive with access for the neighbouring property to pass to their private area. The parking area to the front provides parking for 4 cars in a row with additional cars double-parked behind. A gateway provides access to the side elevation of the house, where there are currently a number of timber woodstores built, but if removed could allow further parking for boats or caravans, for example. This area leads around to the private area of garden below the house, bordered by a magnificent stone wall. The garden includes various terraced levels of lawn interspersed with mixed borders, a decked area and a potting shed inset in the garden wall. There is a raised vegetable bed, a garden pond, a number of fruit trees and a lower area of garden bordered by a tall hedge on the periphery. Adjoining the lower walled garden is a former chicken run. There is a gateway in the stone wall providing access round over the cobble path to the front of the house and to a garden shed with a cobble floor and used for garden machinery.

## SERVICES

Mains gas fired central heating. Mains water, private septic tank and mains electricity.

## VIEWING

Strictly by prior appointment with Stags on 01803 865454.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101.

## DIRECTIONS

From the centre of Buckfastleigh, proceed to the lower end of Silver Street, just located near the former Sun Inn public house, proceed up Silver Street taking the 1st righthand turning through the stone wall notified by the No 23.





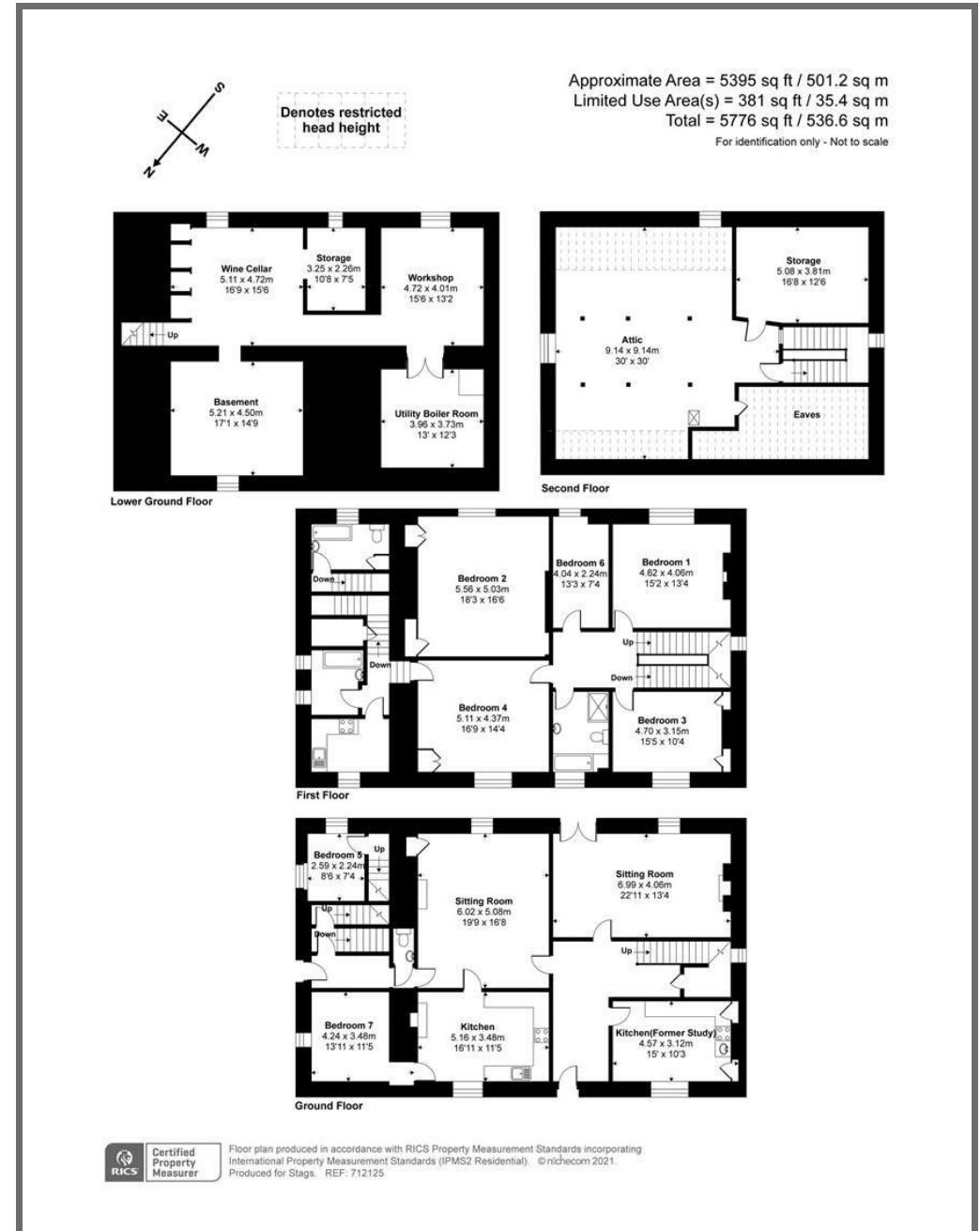
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