

Property for sale – 12th December 2011

Beckstones, Buckfast, Devon, £575,000

Wood's, Totnes 01803 866336

Architect-designed character house has fishing rights

Wood's, **team** estate agent in Totnes, is thrilled to bring to the market Beckstones – an individual and beautiful detached architect-designed house with substantial River Dart frontage and full fishing rights.

Beckstones sits in a delightful location adjoining the River Dart, on the edge of Dartmoor National Park close to the Abbey Inn, Buckfast Abbey, Buckfastleigh and approximately six miles from Totnes, with easy access to the A38 expressway which leads to the cities of Plymouth and Exeter.



The individually designed contemporary home has been constructed to a high standard with plentiful character features including wooden doors, a balcony, terracing and a galleried entrance hall as well as a detached studio, wonderful landscaped gardens and superb views.

Beckstones enjoys full fishing rights with approximately 25 yards of river frontage directly onto the renowned Black Rock Pool – one of the better Sea Trout pools on the Dart, where Salmon and Brown Trout can also be caught.



Inside Beckstones, the entrance hall is overlooked by a galleried landing. The lounge is a lovely room with a feature coal effect fireplace and French doors extending its length providing full views of the terrace, landscaped gardens and across the River Dart to the fields and woodland beyond. There is a separate dining room and the fitted kitchen/ breakfast room includes a built-in four ring hob and double oven as well as counter lighting and a small breakfast bar. The utility room provides access to the rear garden and there is a downstairs cloakroom while upstairs the large landing with natural wood banisters and triangular window leads to the three double bedrooms.

From the master bedroom are superb views over the gardens and the River Dart as well as a large wrought iron balcony with views of Black Rock Pool, and an en-suite shower room. Completing the upstairs is the family bathroom with a corner Jacuzzi bath.

Accessed from the Buckfast Road through the Abbey Inn car park, over which there are rights of way, Beckstones is approached via a gated private driveway, which provides plenty of space for parking a number of vehicles. In addition, there is an integral double garage with two pairs of wooden doors.



The landscaped gardens are an absolute delight; there is a lawned area and gravelled path with various beds stocked with trees, shrubs and flowers. Steps lead from the principle garden area to the banks of the River Dart with a substantial 25 yards or so frontage onto Black Pool Rock, renowned for Sea Trout, Brown Trout and Salmon (EA license required).

The secret garden lies to the rear of the house and is enclosed by stone walling. With a seating area, pond and stocked with a number of shrubs, this area is a haven for birds. Beyond the secret garden behind a timber screen is an area suitable for garden storage and to the side of the secret garden is the detached building, ideal for use as a studio or office.

With the property particulars from Wood's also comes a 'vendor's additional supplement'. The current and previous owners of Beckstones kept a careful record of the plants and the wildlife visiting the gardens, and the additional supplement details what can be expected, starting with the fish. It states: "Average weights of fish caught in the river are: Brown Trout 1-1.5lb, Sea Trout 2-6lb, and Salmon 4-18lb."

The supplement also lists a number of bird species that regularly visit or have been breeding in or near the garden including the Tawney Owl, Golden Warbler, Chiffchaff, Mandarin Duck, Cormorant, Kingfisher, Heron, Woodpeckers and various Birds of Prey. Insects which live in or visit the gardens include Dragonfly, Damselfly and a number of Butterfly and described under the title 'Mammals' are species of Bat as well as Badgers, Foxes, Stoats and Roebuck Deer. The European Toad and Palmate Newts call and breed in both ponds and there are hundreds of species of plants and flowers including a small colony of early purple Orchid under the shade of the Beech tree.

The supplement concludes with a message from the current owners: "For those of you that adore nature, we'd have to say that Beckstones is a kind of special 'paradise'. The land and water-scape

that is there has inspired us for many years and of course, we hope it might be the same for the next occupants of Beckstones.”

Beckstones really is a delight and early viewing is recommended.

Wood's has six offices in Devon and works together with over 100 other **team** agents across the Westcountry to sell more property for clients. For information on **team**, visit www.westcountryteam.com.

For further information or to arrange a viewing of Beckstones, pop into the Wood's office at 1 The Plains in Totnes or call 01803 866336. To view or download the property particulars online, visit www.teamprop.co.uk

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry and hundreds nationwide work together to sell property for clients. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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