

Property details – 7th March 2012

Little Grey Hills, Diptford, Totnes

Price: £625,000

Wood's Estate Agents & Auctioneers, Totnes. Tel: 01803 866336

An equestrian's delight in fabulous rural Devon location

Woods, team estate agent in Totnes, is delighted to offer for sale Little Grey Hills, a single storey home with barns, a stable block and approximately six acres of pasture land in a fabulous rural location in the beautiful rolling South Devon countryside.



Little Grey Hills sits in an elevated position nestled in the heart of the South Hams, between the popular villages of Diptford – an attractive and unspoilt village full of charm, and Harbertonford – with a primary school, village shop, Post Office, Church, garage and Inn, around seven miles from the ancient borough of Totnes with its wide range of facilities and mainline railway station linking directly with London Paddington.

Little Grey Hills is approached via a lane and gate leading down a long private drive through the grounds to an extensive parking area.

Inside is an entrance porch, a dining room with slate fireplace and the lounge with a tiled fireplace and cast iron multi-fuel stove and a decorative stained glass window. The kitchen is fitted with an excellent range of Oak fronted units along with counter lighting, built-in double oven, hob, fridge and dishwasher and a feature stone chimney breast houses an oil fired range. The impressive conservatory provides extensive views to the south and west across the gardens to the countryside beyond and the inner hall leads to four double bedrooms, two with far reaching rural views, and the bathroom.

There are a number of outbuildings on the land including a detached garage/ workshop, a further garage/ workshop with two store rooms and stairs to a studio room above, a third workshop, two corrugated barns currently used for storage and a stable block comprising two loose boxes and a tack room.



Plot includes field to the left

The grounds and gardens surround the property, which sits in approximately six acres of pasture and woodland. To the right of the parking area is a vegetable area with fruit beds of strawberries, blackcurrants, blueberries and gooseberries. To the side of the driveway is a large pasture field, bordered by timber fencing, mature hedging and a metal gate, with a timber

storage shed and chicken run. Beyond the barn and stable block is an attractive area of ancient woodland along with a disused quarry – an area which provides a superb haven for wildlife and is home to a variety of wild flowers including Bluebells and Primroses.

To the rear of Little Grey Hills is a large enclosed garden, mainly laid to lawn with a timber shed. Immediately to the rear of the property and approached from the conservatory is a paved patio area, ideal for entertaining or just sitting out relaxing enjoying the superb countryside views. Throughout the garden are raised flower beds as well as mature trees and bushes.

A further five acres of pasture land is available by separate negotiation.



Little Grey Hills with its six acres and collection of outbuildings is offered for sale at £625,000. For further details or to arrange to view this rural property, pop into Wood's Estate Agents & Auctioneers at 1 The Plains in Totnes, call 01803 866336 or visit www.teamprop.co.uk.

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Digital photographs 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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