

Property details – 26th March 2012

Dainton Farmhouse, near Newton Abbot

£599,000

Wood's, Newton Abbot 01626 336633

Modernised medieval Devon longhouse in hamlet location

Wood's Estate Agents & Auctioneers in Newton Abbot is thrilled to offer for sale Dainton Farmhouse, an attractive and modernised medieval Devon longhouse with five bedrooms and annexe potential in a delightful rural location.



Dainton hamlet sits along a little used no through country road, around one mile from the village of Ipplepen with its local shops, public house, primary school and health centre. The main A380 dual carriageway is approximately three miles away while Newton Abbot, with its excellent shops and facilities as well as mainline railway station is around four miles, Totnes and the River Dart approximately six miles and Torquay can be reached in approximately 15 minutes.

Grade II listed, Dainton Farmhouse is a wonderful example of an old Devon longhouse upgraded in the 18th Century. Built in stone with a through cross passage, circumstantial evidence in the loft suggests that the property once had an open hall with central hearth, typical of traditional longhouses.

The longhouse has been modernised whilst retaining most of its original character. The music room is lined with fielded panelling and the hall and living room feature an ancient Plank and Munton screen. A former barn wing, with its ground floor kitchenette/ living room and individual staircase leading to a double bedroom with en-suite, can be used as part of the main house or offers the opportunity to be treated as a separate annexe.

Inside, the entrance hall/ cross passage has a flagstone floor and stairs leading up to the first floor. The music room is delightful with an attractive fireplace, ceiling beam and window seats. The spacious living room features a stone fireplace with cast iron multi-fuel stove and wooden lintel,



ceiling beam and wood flooring while the large farmhouse kitchen is fitted with an excellent range of wooden custom made units with Belfast sink, built-in dishwasher and oil-fired Aga. The kitchen has a slate floor, beamed ceiling and a door to the garden as well as a door through to the utility room. Also downstairs is a shower room/ WC, rear porch/ boot room and the living room/ kitchenette fitted with an oven and hob and featuring attractive exposed

stone in the corners of the room, a door to the garden and ceiling beams as well as stairs leading to the guest bedroom.

The staircase from the entrance hall leads to the landing with doors to four double bedrooms. The 17'6"x15'9" master enjoys views over the garden to the countryside beyond and features a window seat, cast iron fireplace and wash hand basin. The second bedroom is double aspect; in the third bedroom is a cast iron fireplace and window seat and a window seat also features in the fourth bedroom. The bathroom contains a white suite with antique ball and claw bath and a heated towel rail.

From the living room/ kitchenette is the guest bedroom – a good size with a lovely vaulted ceiling, wooden beams and an en-suite shower room.

A granite sett drive from the lane leads to the side of the farmhouse, where there is a parking area for two vehicles. From here, a pair of five bar gates lead to a substantial gravelled area for more available parking space. Planning permission has been granted for a double garage. A gravelled path also leads from the lane through a wrought iron gate set in a delightful stone wall, through the front garden to the front door.

To the front of the farmhouse is a lovely area of lawn with established flower beds and trees and a path leads to a small log store and the rear of the house. Immediately to the rear is a decorative paved patio area ideal for sitting out, relaxing and entertaining. The main garden to the rear has superb south facing views. At the far end of the large level lawn is a wooden storage shed, an orchard area with pear trees and recently planted plum and apple trees and raised beds with assorted herbs, raspberry canes and shrubs. There are two more wooden



sheds and in the spring, there are swathes of Bluebells and Daffodils in both the front and rear gardens.

Wood's has six offices in Devon, Mayfair office in central London and works 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 Dainton Farmhouse, pop into the Wood's office at 6 Queen Street, Newton Abbot or call 01626 336633. To view or download the property particulars online, visit www.woodshomes.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 with hundreds of members. Over 100 **team** offices in the Westcountry 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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