

# CHURCH HOUSE DIPTFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







# CHURCH HOUSE

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Believed to be one of the oldest properties in the village of Diptford, Church House is a Grade II listed home full of period charm, offering spacious accommodation to include three bedrooms and three bathrooms. There is a beautifully kept southeast facing garden, garage and carport. The property enjoys lovely views of the Church and countryside.

You enter the property into the dining room, which is a character filled room with exposed beams and built-in bookshelves, a door leads through to the sitting room, which has a stone inglenook fireplace with wooden lintel above and is fitted with a wood burner. We are advised the dining room forms part of a creeping freehold. The kitchen is accessed off the dining room through an inner lobby/bootroom and has a good range of storage, integrated appliances and space for a breakfast table and chairs. From the sitting room, stairs split just below the principle landing, one flight rises to a large double bedroom with en-suite shower room. The principle landing leads to the master bedroom with en-suite shower room and deep- recessed window offering views to the south. A further double bedroom and a family bathroom complete the accommodation.

To the front of the property is a carport which leads up to a single garage, currently used as a workshop, and wood store. At the rear the property has a beautiful patio area with path leading to a lawned area with mature shrubs and trees, greenhouse and garden shed.

Diptford is a village that has a strong local community, primary school, village tennis court, playing field and is surrounded by unspoilt rolling Devonshire countryside. The nearby market town of Totnes has a mainline railway station giving direct connections to London Paddington and Waterloo with easy connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.







## KEY FEATURES

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- One of the oldest properties in the village
- Grade II listed
- Characterful home
- 3 double bedrooms, 3 bathrooms
- Views to the Church and countryside
- Carport and single garage
- Southeast- facing garden









# PROPERTY DETAILS

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## Property Address

Church House, Diptford, Totnes, Devon

## Mileages

Totnes 6 miles Exeter 28 miles Plymouth 15 miles (approximately)

## Services

Mains electric, water and drainage. Oil fired central heating.

## EPC Rating

Current: 0, Potential: 0 - tbc

## Council Tax Band

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## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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# FLOORPLAN

**Approximate Gross Internal Area 1510 sq ft - 140 sq m  
(Excluding Garage)**

Ground Floor Area 778 sq ft – 72 sq m  
First Floor Area 732 sq ft – 68 sq m  
Garage Area 160 sq ft – 15 sq m







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