



Southbrook House







Southbrook House Compton

Paignton, Devon, TQ3 1TD

Torquay: 4 miles Totnes: 6 miles, Exeter: 22 miles

An impressive detached family home offering substantial accommodation across three storeys, occupying a delightful position overlooking National Trust land associated with the historic Compton Castle and enjoying beautifully maintained gardens.

- Attractive detached property
- Rural, yet accessible, location
- Immaculately presented
- Ample parking & garaging
- Freehold
- 2711sqft of accommodation
- Good transport links nearby
- 4/5 Double bedrooms
- Delightful 'cottage style' garden
- Council tax band: G

Guide Price £775,000

Stags Totnes

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SITUATION

The property is situated within the picturesque hamlet of Compton, a sought-after rural setting on the outskirts of Marlton. Surrounded by attractive South Devon countryside, the area enjoys a peaceful atmosphere whilst remaining conveniently accessible to nearby towns and amenities. At the heart of the hamlet lies the historic Compton Castle, a National Trust property dating back to the medieval period, with the surrounding grounds creating an attractive backdrop to the property. The nearby village of Marlton offers a range of day-to-day amenities including a village shop, post office, public houses, primary school, church and community facilities.

The coastal resorts of Paignton, Torquay and Brixham provide a wider range of shopping, recreational and educational facilities, together with a selection of beaches and waterside attractions. The A380 is easily accessible, providing convenient links to Newton Abbot, Exeter and the M5 motorway beyond. Mainline railway stations can be found at both Newton Abbot and Totnes, offering direct services to London Paddington.

DESCRIPTION

Southbrook House is an impressive detached family home dating from the mid-20th century, offering substantial and versatile accommodation extending to approximately 2711sqft, plus an integral double garage. Arranged over three storeys, the property provides excellent flexibility for modern family living, with a generous range of reception spaces complemented by four bedrooms on the second floor and an additional ground floor bedroom which could equally serve as guest accommodation. The majority of the rooms situated to the front of the dwelling enjoy a delightful outlook across the grounds of Compton Castle.

Externally, the property is complemented by attractive and mature gardens, thoughtfully arranged to create a variety of areas for entertaining, relaxation and gardening. Ample off-road parking and a sizeable double garage further contribute to the practicality of this well-balanced family home.

ACCOMMODATION

The accommodation is arranged over three storeys and offers a highly versatile layout suited to a variety of requirements. On the ground floor, the integral double garage provides useful parking and storage. Also situated on this level is a study to the front of the dwelling, while to the rear are both a cinema room and a separate games room, creating excellent recreational space for family life and entertaining.

The first floor comprises the principal reception accommodation. The sitting room is a particularly attractive space, benefiting from a dual aspect overlooking the front and side of the dwelling. A traditional fireplace provides an attractive focal point, although it is not currently in working order. To the rear of the property, the kitchen and dining room combine to create the social hub of the home. Traditional tiled flooring continues throughout both spaces, while sliding doors from the dining area open directly onto the garden. The kitchen features a range of cream Shaker-style units with integral appliances including an electric oven, microwave, dishwasher, as well as separate electric and induction hobs. From the kitchen, access is provided to a utility room with space for laundry appliances, which in turn leads through to a boot room and a separate cloakroom with WC.

Also situated on the first floor is the property's fifth bedroom, a comfortable double room with built-in storage. This bedroom benefits from access to a dual-access bathroom, also accessed from the hallway, comprising a shower over bath, wash basin, WC and a useful linen cupboard.

The second floor accommodates the remaining four bedrooms. The principal bedroom and second bedroom are situated to the front of the dwelling, both enjoying the attractive outlook towards the National Trust land. The principal bedroom further benefits from a walk-in wardrobe. Bedrooms three and four comprise a further comfortable double bedroom and a smaller double room positioned to the rear. These bedrooms are serviced by a family bathroom comprising a shower over bath, wash basin and WC.

The landing provides access to the loft, while additional eaves storage is accessible from bedroom 4.





OUTSIDE

To the front of the property, gated access leads to a driveway providing off-road parking for approximately four vehicles. Steps rise to the principal entrance situated on the first floor.

The gardens lie predominantly to the rear of the dwelling and have been carefully cultivated to create a delightful and private environment. Divided into two principal sections by a low stone wall, the grounds combine formal lawns with an attractive range of mature shrubs, trees and well-stocked flower beds featuring colourful perennial and herbaceous planting.

A number of patio seating areas have been created throughout the garden. One, set to the rear of the boundary, enjoys the benefit of a pergola, creating an ideal space for outdoor seating and dining, while a further terrace immediately adjoining the dining room provides an additional entertaining area. A summer house overlooks the garden and offers welcome shade during warmer months. Towards the far end of the plot is a productive area incorporating a greenhouse and composting area, while several fruit trees, including two apple trees, enhance the grounds further.

SERVICES

Mains water, electricity and drainage. Gas fired central heating via a Calor gas tank. Ofcom advises that there is limited mobile reception. Full fibre broadband is currently installed and provided by Openreach and EE.

VIEWINGS

Strictly by appointment through the agents.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

AGENTS NOTE

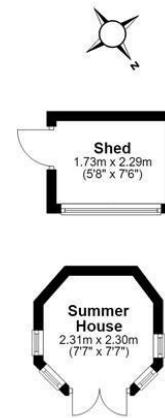
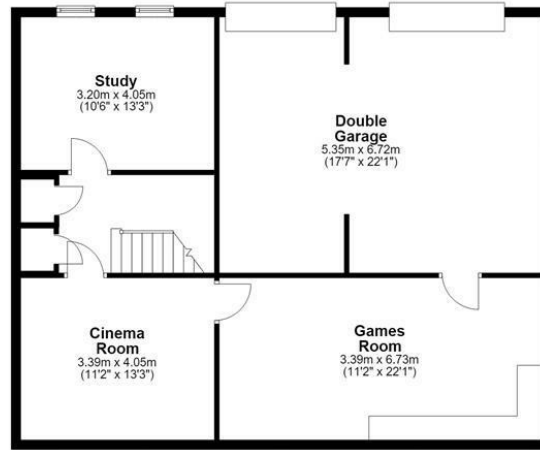
The vendors have advised that during a flooding event in 1999, the brook adjoining the road overflowed, resulting in water entering the property. Following this event, works were undertaken to improve both the brook and the drainage infrastructure serving the road. The vendors advise that there have been no further flooding incidents affecting the property since these works were completed. As a precaution, flood barriers are retained for the garage, although these have not been required during the vendors' ownership. Buyers should note that the adjoining road is identified as being within an area of medium risk of surface water flooding and also falls within Flood Zone 3. Prospective purchasers should make their own enquiries and satisfy themselves as to any flood risk affecting the property.

DIRECTIONS

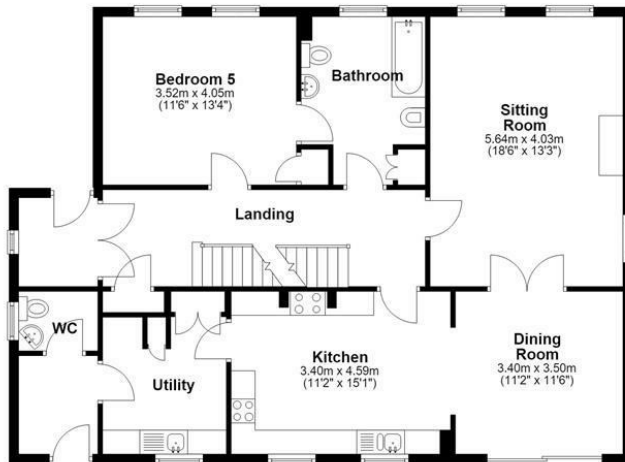
From the A380, exit at Marldon and take the third exit off the roundabout onto Vicarage Hill. Continue out of the village for a mile dropping down the hill and into the hamlet of Compton, on arriving in the hamlet, the property can be found on the right hand side, before the crossroads with Widdicombe Lane, marked with a Stags For Sale board.

What3Words: ///dream.senses.denoting

Ground Floor
Main area: approx. 96.2 sq. metres (1035.5 sq. feet)
Plus outbuildings, approx. 8.7 sq. metres (94.0 sq. feet)



First Floor
Approx. 108.9 sq. metres (1172.2 sq. feet)



Second Floor
Approx. 82.8 sq. metres (891.2 sq. feet)
(excluding Eaves)



Main area: Approx. 287.9 sq. metres (3098.8 sq. feet)
Plus outbuildings, approx. 8.7 sq. metres (94.0 sq. feet)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



