



Higher Westerland







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Marldon, Paignton, , TQ3 1RR

Totnes 4.5 miles, Broadsands Beach 5.5 miles, Exeter 23 miles.

A handsome and impressive detached Georgian residence, situated in the Westerland neighbourhood of Marldon enjoying extensive gardens, a separate annexe and easy access to local amenities.

- Traditional Georgian architecture
- Wealth of period features
- 3087sqft of accommodation
- Attractive formal grounds
- Freehold
- Scope for refreshment
- Grade II listed dwelling
- Self-contained detached annexe
- 2.35 Acres in total
- Council tax band: G

Guide Price £1,400,000

Stags Totnes

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SITUATION

The property is situated on the edge of the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Westerland is one of the most prestigious addresses in the area, thanks to its sylvan-style setting and range of quality residential dwellings, while retaining easy access to both Totnes and the A380 trunk road. Marldon is full of history and character and is well served by two good pubs, village shops and post office, a well-regarded primary school, church and a very active community hall hosting various clubs.

Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

DESCRIPTION

Higher Westerland is a superb example of a Georgian residence, with 18th-century origins and elements believed to date as far back as the 17th century. The property showcases the classic architectural proportions of the era, featuring a wealth of period detail across its expansive ground floor reception spaces and six first-floor bedrooms. While now in need of some remedial works and refreshment, the house offers a wonderful opportunity for a purchaser to restore and personalize a historic home of significant character.

The property is further enhanced by a detached stone-built annexe, converted from a former garage during the current vendor's tenure to provide versatile self-contained accommodation. Complementing the residence are extensive grounds extending to the north, which offer an idyllic and private retreat. These formal gardens provide a serene outdoor setting, complete with a tranquil pond and a swimming pool.

MAIN DWELLING

The ground floor serves as the heart of the home, offering a collection of grand reception spaces defined by their exquisite period features. To the east of the dwelling, the delightful drawing room is characterized by its attractive parquet flooring, a traditional window seat, and a central open fireplace. This sense of elegance continues into the formal dining room at the front of the property, which also showcases parquet flooring and an attractive fireplace set within a delicate marble surround. To the rear, a substantial sitting room provides a more expansive retreat, enjoying a dual aspect alongside beautiful flagstone flooring and a vast stone fireplace with an open fire. These reception spaces are connected by a formal entrance hall featuring the same impressive flagstones, which sweep through to the rear of the house.

For more relaxed daily living, the breakfast room offers a comfortable transition into the well-appointed kitchen. Positioned toward the rear of the residence, the kitchen is equipped with a range of modern wall and base units providing ample storage, while a gas-fired Aga serves as the warm centerpiece of the home's culinary operations. Practicality is further enhanced by a separate utility room, a guest cloakroom, and an internal store, ensuring the ground floor is as functional as it is beautiful.





The first floor is thoughtfully arranged to accommodate a large family, with six distinct bedrooms radiating from a central landing. The principal bedroom is a generous sanctuary complete with its own en-suite, while the remaining five bedrooms are served by a spacious family bathroom and a separate shower room. Ascending to the second floor, a substantial attic room provides a versatile footprint, offering excellent potential as a hobby room, home office, or a quiet sanctuary away from the main hub of the house.

ANNEXE

To the rear of the dwelling is a detached, self-contained, annexe. Formerly a garage this stone built building has been converted to a well-reportioned one bedroom ancillary unit. Combining an open-plan reception space with a kitchen and sitting room, while a double bedroom is serviced by wet room with a shower. To the front is an enclosed gravel patio area ideally suited for outdoor seating and dining.

GARDENS & GROUNDS

A private lane leads alongside the residence to a substantial parking area, ensuring ample space for multiple vehicles. To the front of the dwelling, a neat lawned garden features an archway leading to a sheltered walled garden at the side of the house. A further archway opens onto a secondary lateral lawn, which provides one of the property's three convenient road access points.

The grounds extend predominantly to the rear, offering an expansive and private landscape that combines sweeping lawns with a variety of mature trees and shrubs. Meandering paths lead through the diverse areas of the garden, passing a level lawn—formerly a tennis court—before reaching a tranquil pond. This area serves as a peaceful retreat, highlighted by an intriguing Victorian summer house set upon a turning circle, allowing the occupant to rotate the structure to enjoy changing views of the water or the gardens. Further into the grounds lies a swimming pool which, while currently requiring refurbishment, presents an excellent opportunity to restore a premier recreational feature. The supporting outbuildings include a dedicated pump room and a substantial stone-built store; the latter is split into a practical garden store and a versatile pool room, the latter of which is fitted with kitchen-style units, a sink, and a separate WC. In total, this extends to 2.35 acres.

SERVICES

Private drainage. Mains water, electricity and gas. Gas fired central heating. Ofcom advises that superfast broadband is available and that mobile coverage via the major providers is likely.

VIEWINGS

Strictly by appointment through the agents.

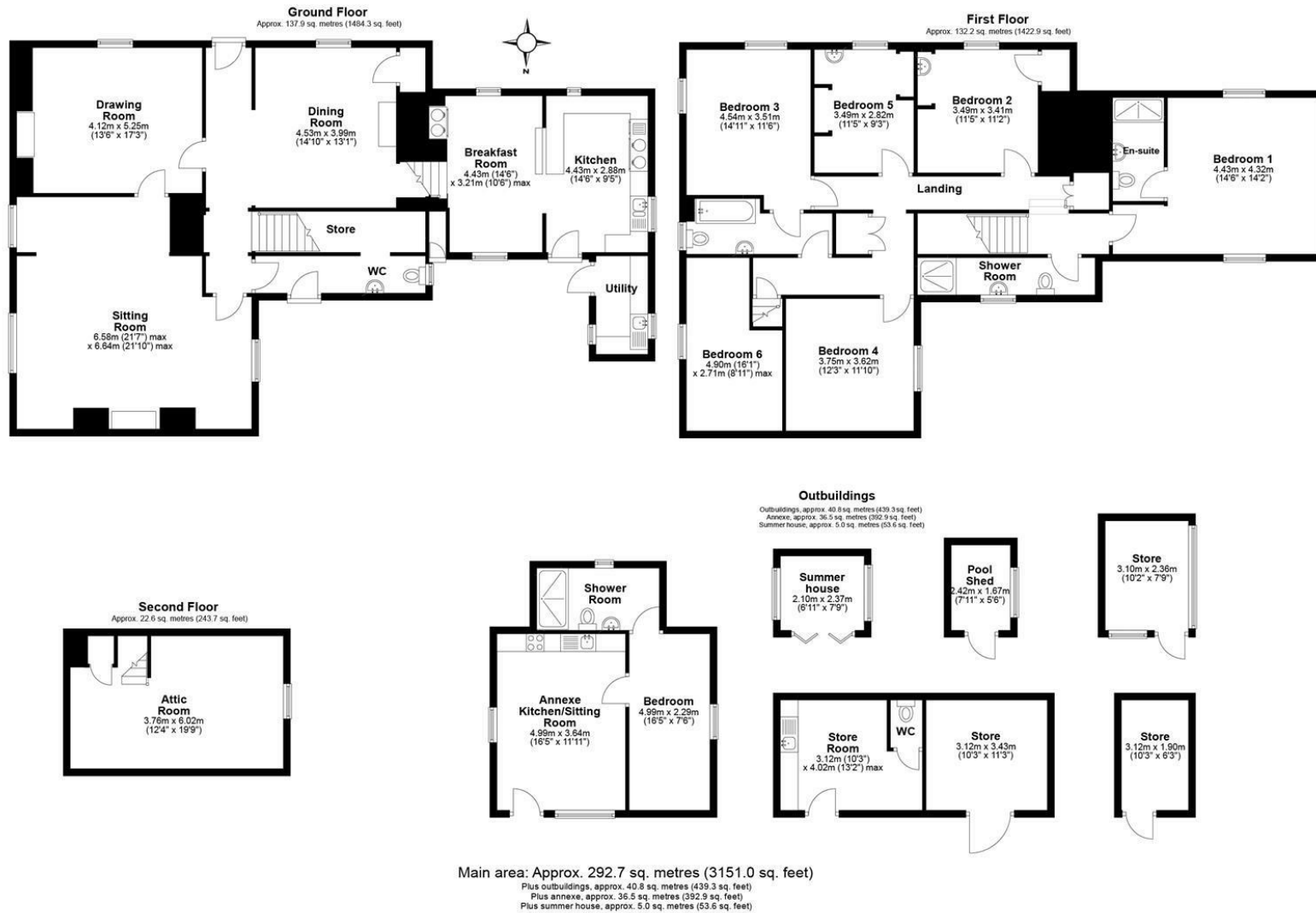
LOCAL AUTHORITY

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

DIRECTIONS

From Totnes proceed on the A385 towards Paignton, after half a mile having left Totnes turn left signposted towards Berry Pomeroy proceeding through the village continuing straight over the mini roundabout and passing the primary school. Continue up the hill and continue along this road for 2 and a half miles passing Wildend Touring Park and into Marldon. Drop down the hill into the village where the property can be found shortly after entering Marldon on the left hand side.

What3Words: [///joke.cigar.duke](https://www.what3words.com/#!/joke.cigar.duke)



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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