



Overleigh



Overleigh East Leigh

, Harberton, TQ9 7SS

Totnes 4.4 miles; A38 5 miles; Dartmouth 12.5 miles; Plymouth 22.3 miles

A charming, characterful and spacious detached Grade II listed farmhouse, offering versatile accommodation with a self-contained two-bedroom annex. Set within approximately 1.36 acres of gardens, orchard and grounds.

- Detached Grade II listed farmhouse
- Abundance of character
- Six bedrooms and six bathrooms in total
- Attached self-contained annex
- Freehold
- Approximately 1.36 acres, including gardens and orchard
- Versatile accommodation with secluded mature walled gardens
- Impressive sitting room and separate snug
- Ample parking and a carport
- Council tax band: F and annex is Band A

Guide Price £1,100,000

SITUATION

Overleigh is situated in a tranquil location within the small hamlet of Eastleigh, approximately one mile from the popular village of Harberton. Harberton lies in the heart of the rolling countryside of the South Hams and boasts the famous Church House Inn and historic Church. The historic Elizabethan town of Totnes is close by, with an interesting range of shops, supermarkets, galleries, educational and leisure facilities, together with a railway station providing direct services to London, Bristol and the North. The South Hams is bordered to the north by the wild beauty of Dartmoor and to the south by the enchanting coastline, with sheltered anchorages, superb sailing waters, little creeks and safe, unspoilt sandy beaches.

DESCRIPTION

Overleigh Farmhouse is a stunning Grade II listed home, believed to have its origins from the 16th century, offering versatile accommodation with an attached two-bedroom annex which could easily be reincorporated into the main living accommodation. The property retains an abundance of architectural features, including exposed beams, an impressive open fireplace with a slate mantel, slate flooring in the hall, and a tiled kitchen/dining room.

Adjoining the farmhouse is the self-contained annex, which currently generates an income through holiday letting. The property also benefits from lapsed planning permission for a garage block.

ACCOMMODATION

The property is entered through a stone archway leading to an inner porch and entrance hall with attractive slate and flagstone flooring.

The principal reception room is an impressive sitting/drawing room with excellent ceiling heights, exposed original beams and a stone fireplace with slate mantel and wood-burning stove, creating a wonderful focal point. A door leads through to a useful office space.



The kitchen/dining room enjoys lovely views across the gardens and rose beds and is fitted with a range of quality units incorporating integrated Neff and AEG appliances, including an oven, microwave, hob, dishwasher and wine fridge. Solid quartz worktops complement the cabinetry, while a large oil-fired Aga provides two main ovens and two warming ovens. Finished with attractive terracotta-style floor and includes a small sitting area enjoying views across the stone terraces. A useful laundry room is accessed directly from the kitchen and the car port.

To the rear of the kitchen is a comfortable snug/TV room with double doors opening onto the terrace and gardens. Accessed from the carport is a rear hall and boot room, providing useful storage together with space suitable for a home office or gym.

On the first floor, the principal bedroom suite enjoys double aspect views across the front garden and courtyard and benefits from an en-suite shower and bath room, a range of built-in wardrobes and a useful airing cupboard.

A spacious guest bedroom enjoys a front aspect and is served by a large en-suite bathroom featuring a separate shower enclosure, corner bath, twin wash basins and WC. There is also a study area overlooking the front courtyard and a further bedroom with built-in wardrobes and an en-suite shower room. A linked bathroom fitted with a bath, wash basin, WC and roof light leads through to an additional bedroom overlooking the gardens and terrace. A staircase from this room descends to the snug below, creating a partially self-contained wing which offers excellent flexibility for guests or extended family.

ATTACHED SELF-CONTAINED ANNEX

Connected to the main sitting room, whilst also benefiting from its own independent access, the annex is currently operated as a successful holiday let and provides an additional income stream. The accommodation centres around a spacious open-plan kitchen/dining room with exposed beams, tiled flooring and double doors opening to the outside. The fitted kitchen incorporates an oil-fired Rayburn set within an original inglenook fireplace complete with bread oven and exposed stonework, creating a characterful focal point.

The ground floor also includes a wet room with wash basin, WC and chrome towel rail, together with a bedroom featuring doors opening onto a small private courtyard. A galleried staircase rises to a generous first-floor bedroom overlooking the front gardens and courtyard. A family bathroom is fitted with a P-shaped bath with hand shower, wash basin and WC.

GARDENS AND GROUNDS

A mature landscaped walled garden frames the front of Overleigh and is beautifully planted with shrubs and roses. To the side of the property, a stone-paved terrace provides an excellent space for outdoor entertaining and is directly accessible from the snug. The gardens also incorporate a children's play area, raised vegetable beds and a greenhouse.

Beyond the formal gardens lie the orchard and paddocks, which enjoy far-reaching views across the surrounding countryside towards Harberton.

The property is approached over a shared drive leading to its own private driveway and large gravel parking area, with a carport situated to the rear. A useful stone piggery provides additional storage.

SERVICES

Main house: Its own private septic tank. Mains; water, electricity and oil fired aga and heating
The Annex: Shared drainage system with the neighbouring properties. Mains electricity and water. Has its own oil boiler for heating and hot water and oil fired Rayburn.

DIRECTIONS

From Totnes, proceed on the A381 towards Dartmouth. After approximately 1.5 miles, turn right towards Harberton village. At the T-junction, turn left and continue through the village. Proceed for approximately one mile and, at Eastleigh Cross, turn left. The entrance to Overleigh is the third entrance on the right.

What3words

Property: eruptions.amount.boating

Entrance: coconuts.toolkit.bats



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			
		51	73
England & Wales		EU Directive 2002/91/EC	

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