



JOHN COUCH
THE ESTATE AGENT

Dormer House Westerland
Marldon Devon

£895,000 Freehold



Dormer House Westerland Marldon Devon TQ3 IRR

£895,000 Freehold



A distinctive and much-loved family home, set within established gardens in an attractive semi-rural setting, with architectural detail, stained glass, feature archways and beautifully individual rooms throughout

Sitting room ■ Dining room ■ Music room
Kitchen ■ Utility ■ Cloakroom ■ Ground floor bedroom
4 first floor bedrooms ■ En-suite ■ Bathroom
Gardens ■ Garage ■ Car port ■ Garden buildings

FOR SALE FREEHOLD

With attractive design, architectural detail and established gardens, set within a particularly attractive semi-rural setting, this individual property has been in the same ownership for many years and has been a much-loved family home throughout that time.

The interior retains many of the features that give the house its individual appeal. Leaded light and stained-glass windows add colour and detail, whilst feature archways provide attractive connections between the principal rooms. There is a pleasing variety to the accommodation, with each room having its own character and purpose.

The ground floor includes a living room, separate dining room and music room, together with a kitchen, utility room and cloakroom. A further room, currently used as a bedroom, provides useful flexibility and could readily serve as a study, hobby room or additional reception space.

The first floor provides four bedrooms, including a principal bedroom with en-suite shower room, together with three further bedrooms and a family bathroom. The overall arrangement provides well-balanced accommodation for family living, whilst retaining the individuality and character of the original house.

The property also benefits from sixteen owned solar photovoltaic panels and is not connected to mains drainage. It is planned to instal a new water treatment plant.

In May 2025, the property's original cedar roof was fully renewed, incorporating new battens, a high-quality felt membrane and leadwork throughout. The property's three distinctive dormers were also carefully reconstructed, resulting in a high-quality finish which retains the traditional character of the original roof while providing enhanced durability for the future.

The gardens are a defining feature of the property, extending around the house and providing a succession of established, productive and well-maintained areas.

To the front, abundant planting creates an attractive approach, with borders filled with a profusion of flowering shrubs and established plants. To the side of the house, a substantial terrace provides a natural setting for outdoor dining and entertaining, with an attractive stone pergola forming a particularly appealing feature.

Beyond the terrace, the garden becomes more productive in character, with a wooden-framed greenhouse and space for growing flowers, fruit and vegetables. The gardens have clearly been an important part of family life and their maturity, planting and variety reflect many years of care and enjoyment.

VIEWING BY APPOINTMENT ONLY

The outside accommodation is equally practical, with a garage, carport, log shed, garden shed and large store providing useful parking, storage and gardening facilities.

LOCATION

The property occupies an enviable semi-rural setting in the hamlet of Westerland on the edge of Marldon, surrounded by the rolling countryside of the South Hams yet within easy reach of the coast, the market town of Totnes and the wider South Devon road network.

At the heart of Marldon is the Church of St John the Baptist, dating from the 14th century, alongside the Church House Inn and village hall, where a range of clubs and societies contribute to a strong and established community. The village also has a primary school, village shop and post office, providing the essentials for everyday life, whilst further shopping and amenities are available in nearby Preston and Paignton.

Totnes, approximately six miles away, provides a broader choice of independent shops, cafés, restaurants and everyday amenities, whilst Paignton and the South Devon coast are also readily accessible.

The surrounding countryside provides an exceptional setting for walking and riding, with Dartmoor and the South Hams landscape further afield, while Dartmouth and the coast to the south are within comfortable reach.

CONNECTIVITY

The Torquay ring road provides swift access to the South Devon Highway and onwards to Newton Abbot and the M5 at Exeter, with Exeter itself offering a wider range of shopping, cultural and business facilities together with Exeter Airport. Intercity rail services from both Totnes and Newton Abbot provide direct connections to London Paddington, with onward services to Bristol and the North of England, whilst routes from Totnes also serve Plymouth and destinations across the South West.

SERVICES Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. Private drainage.

CURRENT PROPERTY TAX BAND F (Payable 2026/2027 £3548.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)









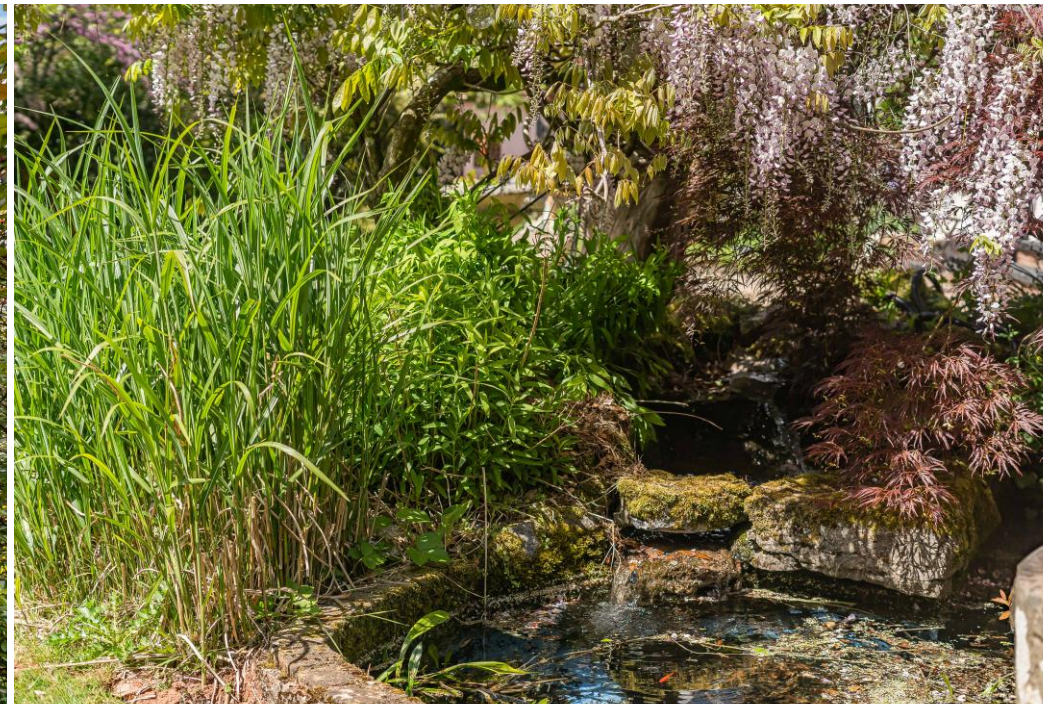












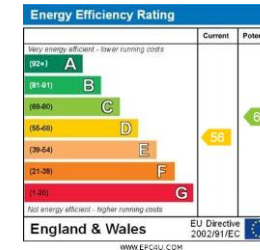
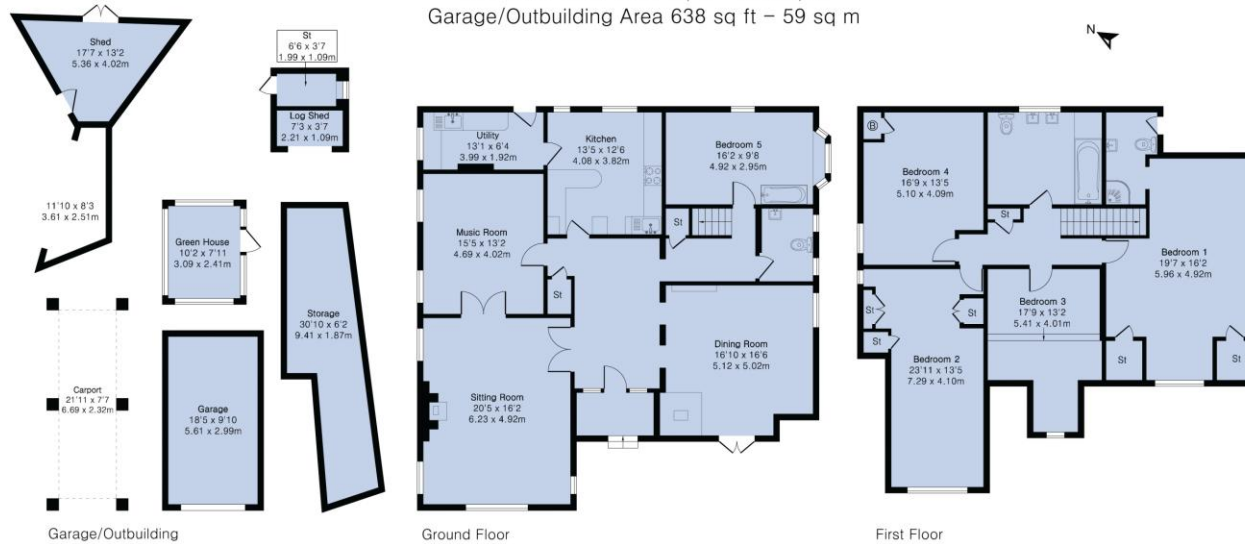


**Approximate Gross Internal Area 2971 sq ft - 276 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1632 sq ft – 152 sq m

First Floor Area 1339 sq ft – 124 sq m

Garage/Outbuilding Area 638 sq ft – 59 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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