

ATTRACTIVE AND IMPOSING GRADE II LISTED LATE GEORGIAN ATTACHED FARMHOUSE WITH VIEWS OVER THE WEST WEBURN VALLEY.



Ponsworthy House

Ponsworthy

Newton Abbot

Devon

TQ13 7PJ

**Offers in the Region Of
£439,950**

Ref: DRO1582

* PERIOD ATTACHED FARMHOUSE * GRADE II LISTED * UNSPOILT RURAL VIEWS * 3 DOUBLE BEDROOMS * CHARACTER FEATURES * MATURE GARDEN * Paddock * CLOSE TO PONSWORTHY *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

Attractive and imposing Grade II listed late Georgian attached farmhouse with views over the West Weburn valley.

Description

Ponsworthy House has historically been a local property of significance. This handsome three double bedroomed period house leaves potential for improvement and offers bright and generously proportioned accommodation with numerous character features. Of particular interest is the original early 18th century plasterwork in the sitting room and bedrooms together with a magnificent stone fireplace in the dining room, exposed beams, picture rails and panelled doors. Also of note is a classical granite column to the front porch. The house comes with a delightful mature garden, small paddock and long sweeping driveway from the public lane/highway. To conclude; Ponsworthy House provides a rare opportunity to purchase an affordable and distinguished family home with scope for further restoration in one of the most sought-after parts of the Dartmoor National Park.

Situation

Ponsworthy House occupies a beautiful and impressive position on the side of an unspoilt valley, close to the hamlet of Ponsworthy with its cluster of historic cottages and houses. The surrounding moorland countryside offers excellent opportunities for outdoor pursuits, particularly walking and riding. There are several livery yards and riding stables nearby. The favoured market town of Ashburton is about 5 miles to the south and provides an interesting range of shops, cafes, restaurants, doctors surgery, primary and secondary education. Ashburton also offers access to the A38 dual carriageway giving direct links to Plymouth, Exeter and beyond.

Historical Notes

Ponsworthy House is a distinguished and important local property that was significantly remodelled in the late Georgian period. The original house, probably a farmhouse, could well be 16th Century and with increased agricultural prosperity the house was upgraded and 'gentrified'. Of particular note is the front porch with classical Doric columns and fascinating moulded plaster ceilings in several rooms, typical of the early 18th Century.

Accommodation

Front porch with classical Doric columns and panelled inner door to:

Entrance Hall

Wide staircase to first floor, and panelled doors to:

Sitting Room *16' 5" x 14' 2" (5.00m x 4.31m)*

Front aspect window with outlook over garden to countryside beyond. Attractive fireplace with granite lintel, solid oak surround and mantel, and fitted woodburning stove. Picture rails, interesting plaster ceiling mouldings, T.V. point and radiator.

Dining Room/Kitchen *23' 0" x 20' 0" (7.01m x 6.09m)*

Dining area with front aspect window with similar view to sitting room. Superb inglenook fireplace with side shelves and original oak beams to granite wall. Fitted woodburning stove. Ample space for farmhouse table and chairs. Exposed ceiling beam with opening into kitchen area. Breakfast bar with storage cupboards below. Range of wall and base units. Solid wood worksurfaces and splashbacks.

Sink unit, plumbing for dishwasher and LPG gas point with space for range cooker. Early granite lintel set into wall. Side and rear aspect windows. From Entrance Hall (previously mentioned) is a door to:

Utility Room/Real Hall

Understairs cupboard, sink unit, space for washing machine, storage cupboards and rear door to porch. (The property has a pedestrian right of way around the rear elevation and back to the front garden). Stairs from Entrance Hall (previously mentioned) to:

First Floor Mid Landing

With elegant rear aspect long window and up to:

Full Landing

Airing cupboard with hot water cylinder. Hatch to roof space. Original panelled doors to:

Bedroom 1 *14' 10" x 13' 8" (4.52m x 4.16m)*

Front aspect room with beautiful rural views.

Bedroom 2 *10' 10" x 10' 8" (3.30m x 3.25m)*

Front aspect room with similar views.

Bedroom 3 *14' 10" x 11' 11" (4.52m x 3.63m)*

Front aspect room with similar views, period fireplace (boarded) and original cupboard.

Bathroom

Part-tiled with corner bath with electric shower unit above, pedestal wash basin and W.C.

Outside

The property is approached by a long sweeping driveway adjacent to a gently sloping paddock, which passes through an inner gate and into the private garden. This comprises a well-tended lawn, sloping rockery style shrub and flower beds, granite troughs and a particularly fine circular shrub bed forming the centre piece. To the side of the house is a good sized parking area and recently constructed workshop/boiler house. This well-built timber building houses a pellet biomass boiler for energy efficient heating and hot water to the house. (Feed in tariff 4 years remaining).

Directions

Entering Widecombe in the Moor on the BS387 follow the road through the village to the south for approximately 2 miles. As you drop down into Ponsworthy the entrance to the property can be found on the right hand side directly after the village sign.

Viewing Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

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