

**SUPERB COUNTRY SMALL HOLDING IN A DELIGHTFUL RURAL POSITION  
WITH EQUESTRIAN POTENTIAL. WELL-PRESENTED DETACHED BUNGALOW  
AND OUTBUILDINGS, INCLUDING LOOSE BOXES AND GOOD PASTURE  
LAND. APPROX 6 ACRES. EPC - E.**



**Little Greyhills**

**Diptford**

**Totnes**

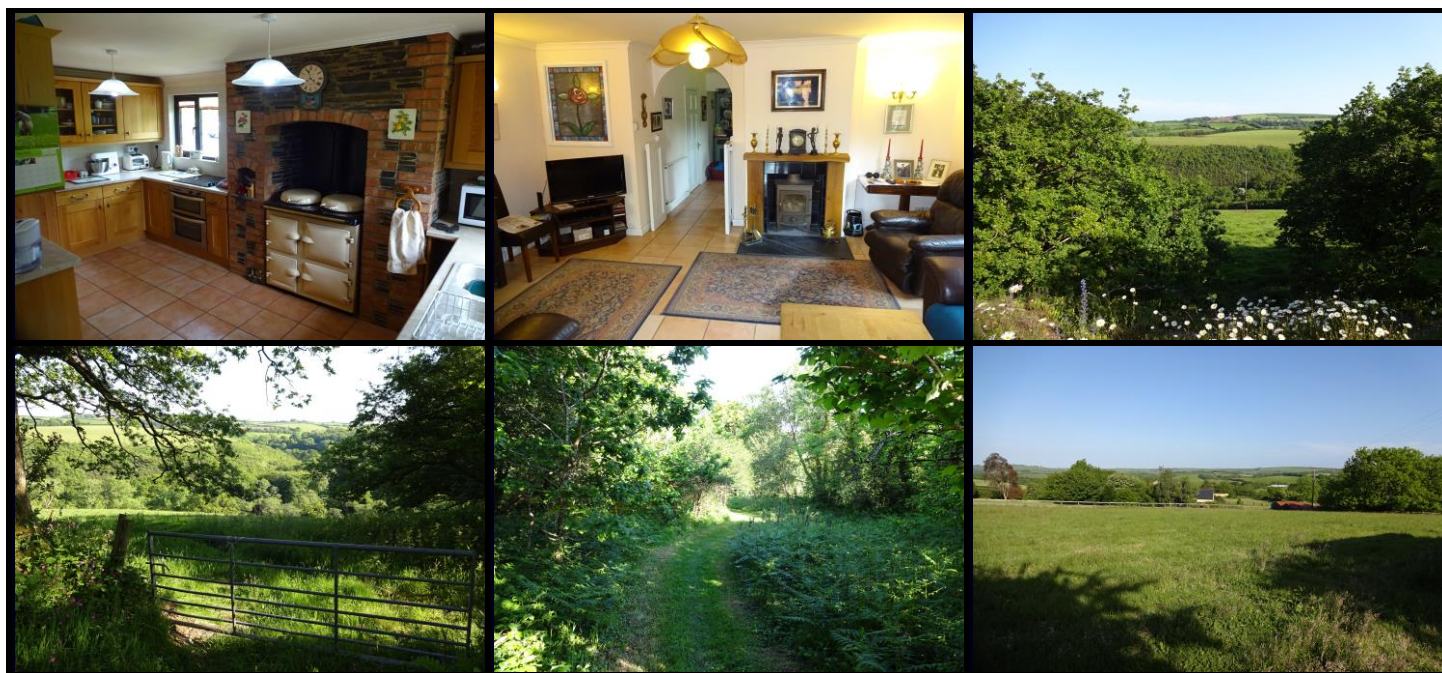
**Devon**

**TQ9 7NQ**

**Offers in the Region Of  
£595,000**

**Ref: DRO1364**

**\* SUPERB COUNTRY SMALL HOLDING \* DELIGHTFUL RURAL POSITION \* EQUESTRIAN POTENTIAL \*  
DETACHED BUNGALOW \* OUTBUILDINGS \* APPROX 6 ACRES \***



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

## **Entrance Porch**

UPVC double glazed door opens into the entrance porch which has ceramic tiled flooring, windows to the side and front and a built in cupboard. Space for fridge/freezer, work surface with storage cupboard under and plumbing for washing machine and tumble dryer. Stable door to:-

## **Kitchen**

A good arrangement of oak style wall and floor units, with roll top work surface over. Inset single sink unit with mixer taps and tiled surround, under counter lighting built in electric double oven with four ring halogen hob over. Integrated fridge and dishwasher. Feature stone and brick hearth with Sandyford oil fired ranger for cooking, hot water and central heating. Tiled ceramic flooring and windows to front and side.

## **Dining Room**

Feature slate fireplace with wood surround (currently not in use) ceramic tiled flooring. Window to side. radiator. Archway through to:-

## **Sitting Room**

A delightful and cosy room with slate hearth and wooden surround inset with a clear burn cast iron multi-fuel stove, ceramic tiled flooring, window overlooking garden. Decorative stain glass window to inner hall.

## **Conservatory**

An delightful and very useful conservatory built of brick and hardwood construction with double glazed windows providing superb southerly and westerly views to the rolling Devon hills and beyond. Radiator. Patio doors leading to the sun terrace and garden.

## **Inner Hall**

Access to loft.

## **Bedroom 1**

Views to sun terrace and garden, double glazed window

## **Bedroom 2**

Similar views, double glazed window.

## **Bedroom 3**

Similar views, double glazed window.

## **Bedroom 4**

Views to paddock and driveway, double glazed window.

## **Bathroom**

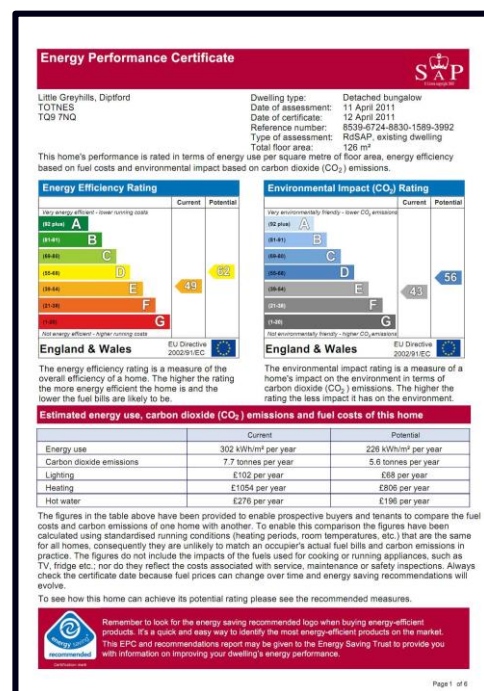
Wood panel bath with fitted shower screen, and shower unit over. Pedestal wash hand basin and WC. Tiled surround and built in cupboard housing the hot water cylinder. Heated towel rail and extractor fan.

## **Outside**

The property is approached by a tarmac driveway bordered by wide grassed areas with young trees. This opens into an extensive parking of access to a detached Garage/ Workshop, incorporating two store rooms and stairs leading up to a first floor Studio with Velux windows. Power and light connected. There is a useful stable block comprising two loose boxes and feed/ tack room. The lawned garden surrounds the bungalow

with pleasant patio/ sun terrace adjacent to the conservatory. The main area of land is divided into three fields, a mixture of sloping and reasonably level good quality pasture with fine rural views. In addition, there is a useful field- shelter. Behind the stable block is a small ancient woodland and an old quarry working, which in Springtime has an abundance of wild flowers and provides a wonderful haven for wildlife.

Note: There is no Agricultural Occupancy Restriction/ Tie on this property.



**Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing appointment for this property or require further information.**

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## Little Grey Hills, Diptford



Total area: approx. 155.5 sq. metres (1673.4 sq. feet)