



Luscombe Maye

Estate Agents



**2 Riverwood**  
Staverton, Nr Totnes  
TQ9 6NU

**Price £325,000**

Newly refurbished attached house with garden & parking, close to The Dart and to Dartington woodland.

- High quality refurbishment
- Lovely setting
- Between Dartington and Staverton
- A38 4 miles
- Totnes 3 miles



# Full Description

## HOW TO GET THERE

From Totnes: Three quarters of a mile north west of Dartington on the A384 [Dartington to Buckfastleigh road], take the turning signposted Staverton Bridge. Continue down the hill and after a third of a mile, bear right, where the property is on the left. From the A38: Leave the A38 at Buckfastleigh [Dart Bridge turnoff] and turn left towards Totnes. After 2 miles, turn left at Charlies Cross for Staverton. Continue for a mile and turn right over the level crossing. Cross the bridge and take the next left where the property is on the left. Park in the parking area behind it.

## STAVERTON

Staverton lies on the northern edge of the South Hams in the beautiful rural triangle between Totnes, Ashburton and Newton Abbot. The name Staverton or Stouretona means 'the village of stoney ford'. The ford, an ancient crossing many centuries old provided a route from the village to Dartington. In 1413 the very elegant Staverton Bridge was built. The village has a parish church, the well-known Sea Trout Inn, a primary school, St Christopher's Nursey and Preparatory School and playing fields with tennis courts. The surrounding countryside and the River Dart provide wonderful opportunities for the country enthusiast including splendid walks, riding and fishing. Close by are Dartington Hall, which has worldwide renown as a centre of excellence for music and the performing arts, and the acclaimed Riverford Field Kitchen restaurant. Together with Dartmoor to the west, the Devon Riviera to the east and the South Hams to the south, the area is host to a wide choice of recreational and sporting facilities. The A38 is 4 miles away and Totnes 3 miles away. The sea is 12 miles away and the blue badge awarded Blackpool Sands beach is 16 miles.

## THE PROPERTY

The owner has spared little expense in the conversion and refurbishment of this house in 2013 from a former chiropractic clinic. The quality of the finish shows in the oak flooring and doors and the quality of the fittings in the kitchen and the bathroom. 2 Riverwood is an attached house just up the road from the River Dart and Staverton Bridge and close to Dartington Estate woodland. The house's accommodation is arranged on two floors and includes open living with sitting, dining and kitchen areas, a bedroom and a cloakroom on the ground floor and a bedroom and a bathroom upstairs. Windows are double glazed and there is mains gas central heating. An enclosed walled courtyard garden is behind the house, and across it is an office/studio, which has a separate telephone line, light and power and off road parking behind.

## ENTRANCE HALL

Upvc double glazed front door, inset coir mat, stone tiled floor, carpeted staircase.

## CLOAKROOM

Wash basin with tiled splashback, WC, extractor fan, stone tiled floor.

## SITTING/DINING ROOM

[W&E] Double glazed casement window, double glazed bi-fold doors opening onto garden, hardwood flooring, radiator, cupboard under stairs with electricity consumer unit.

## KITCHEN

Excellent range of modern fitted kitchen units with hardwood work surfaces and tiled surrounds, AEG four ring gas hob, Blanco stainless steel one and a half bowl sink, Fisher & Paykel two drawer dishwasher, matching wall cupboards with concealed lighting, stainless steel cookerhood, matching tall cupboards housing AEG oven/grill with cupboards above and below and pull out larder drawer to one side. Second tall unit with plumbing for washing machine and housing wall mounted Vailant gas boiler for central heating and hot water, stone tiled floor, downlighters, double glazed casement window, space for fridge freezer.

## BEDROOM

[E] Double glazed casement window, radiator, hardwood floor.

## UPSTAIRS

## BEDROOM

[S&W] Fitted carpet, double glazed French doors with Juliet balcony, two radiators, two eaves store cupboards, built-in double wardrobe with cupboard to one side, cupboard with fitted shelves, velux roof window,

## BATHROOM

[W] Bath with tiled surround, fully tiled shower cubicle with glass screen door, oval wash basin in a hardwood top unit with cupboards underneath, WC, two stainless steel vertical towel rails, tiled pattern floor covering, downlighters, velux roof window.

## LANDING

Fitted carpet, blanket cupboard with fitted shelves.

## OUTSIDE

The house is approached from the road along a shared tarmac drive where there are two parking spaces behind the studio office. Behind the house is a private walled and enclosed grassed garden with shrub borders and circular stone sun terrace outside the dining room. There is a garden store shed and on the opposite side of the garden from the house is the studio/office.

## STUDIO/OFFICE

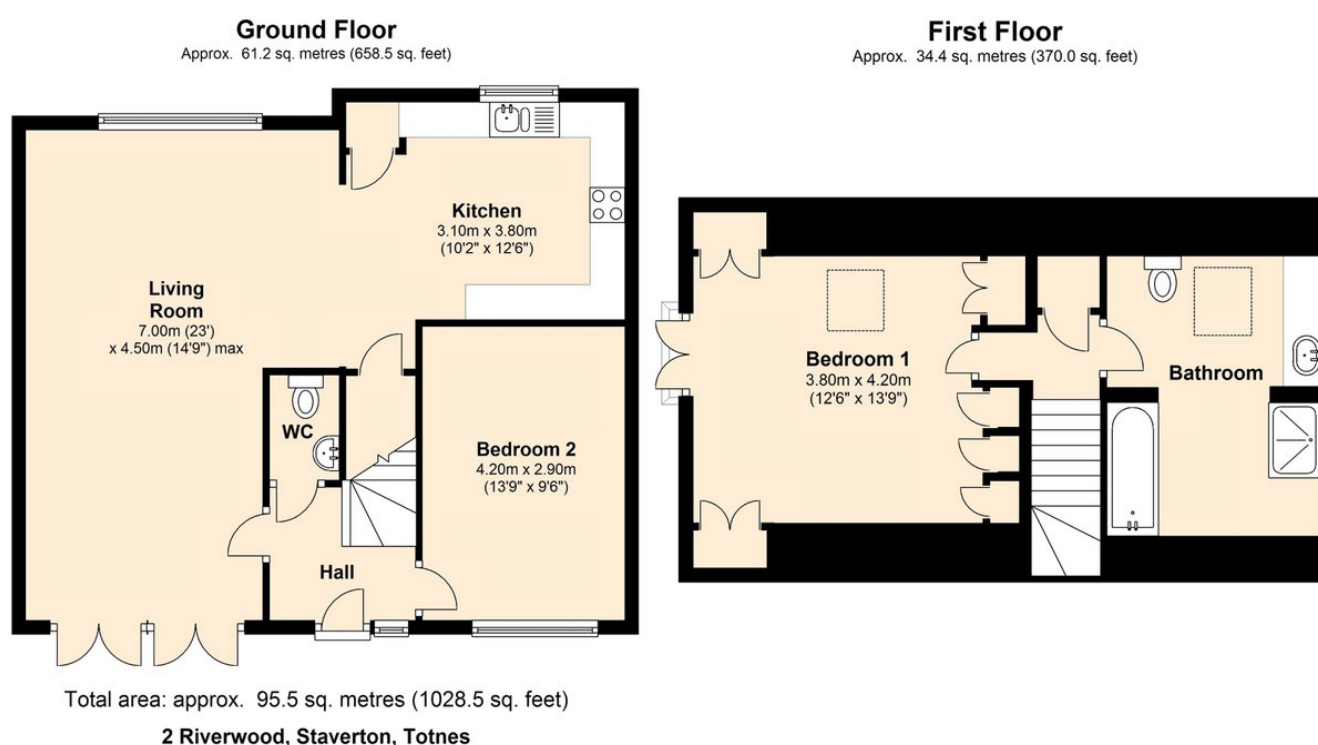
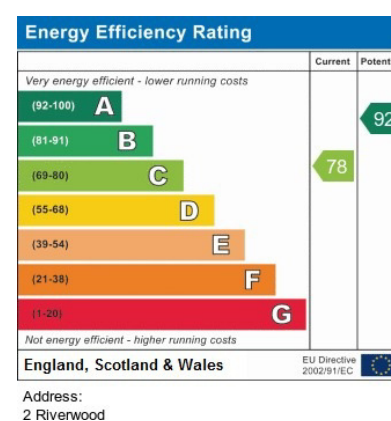
9' 10" x 9' 10" (3m x 3m) Hardwood floor, useful range of fitted cupboards and shelves on one side, double glazed French doors opening into garden, separate telephone line, power and light.

## SERVICES

Mains gas central heating, private drainage.

## USEFUL INFORMATION

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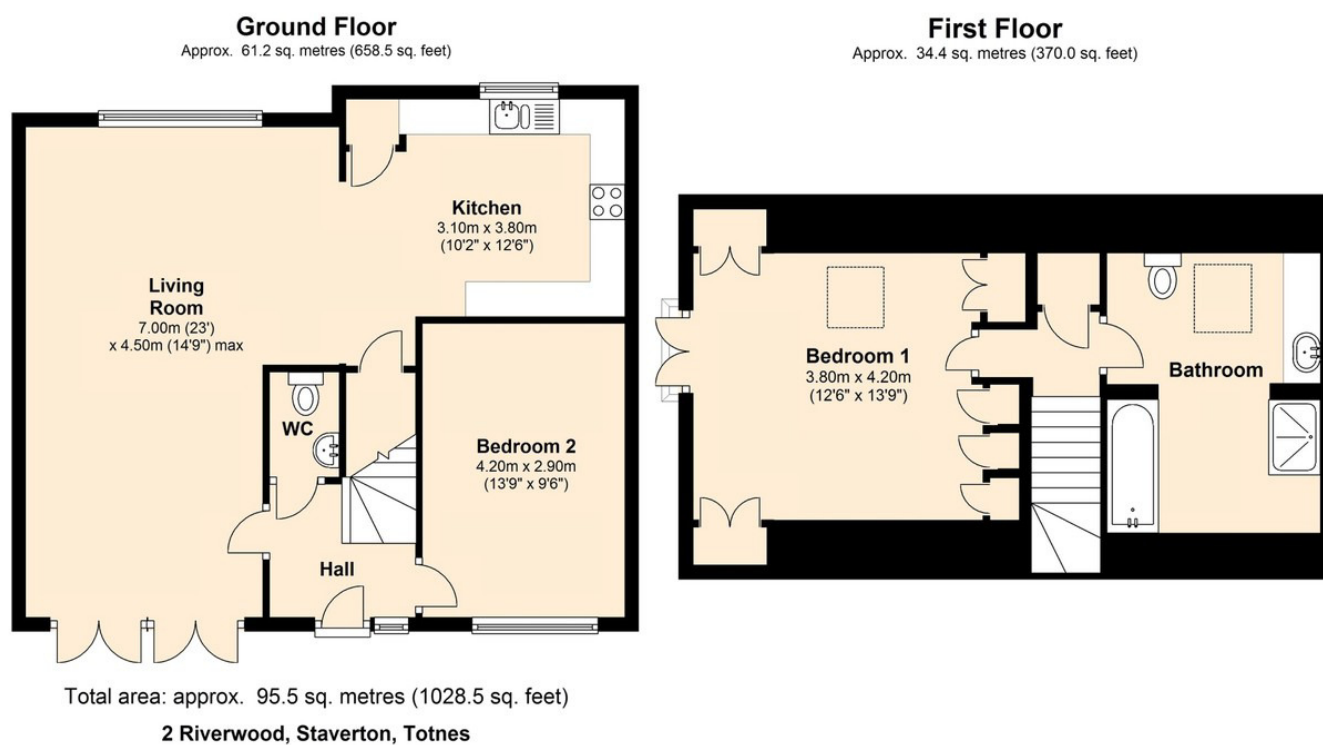
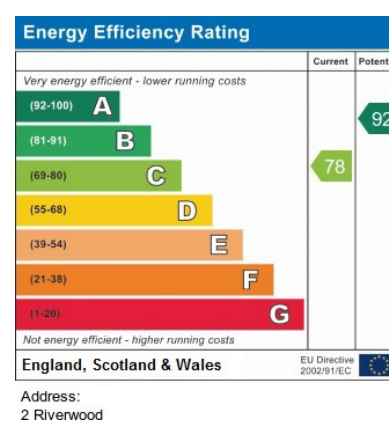
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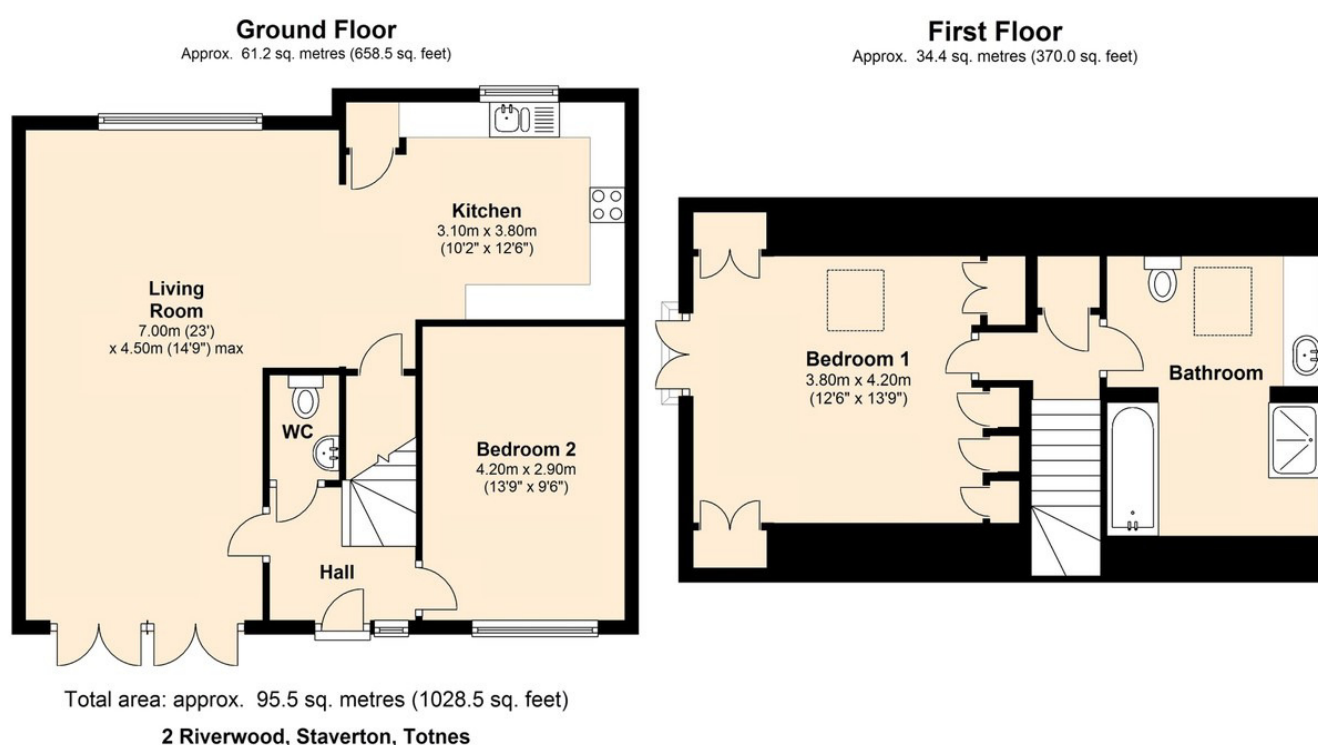
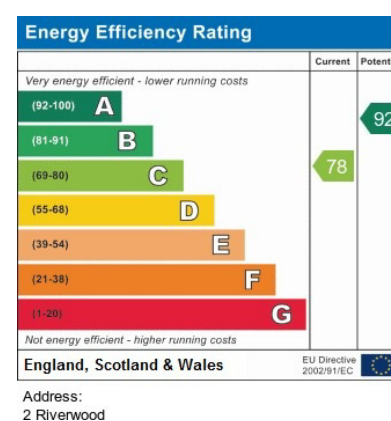
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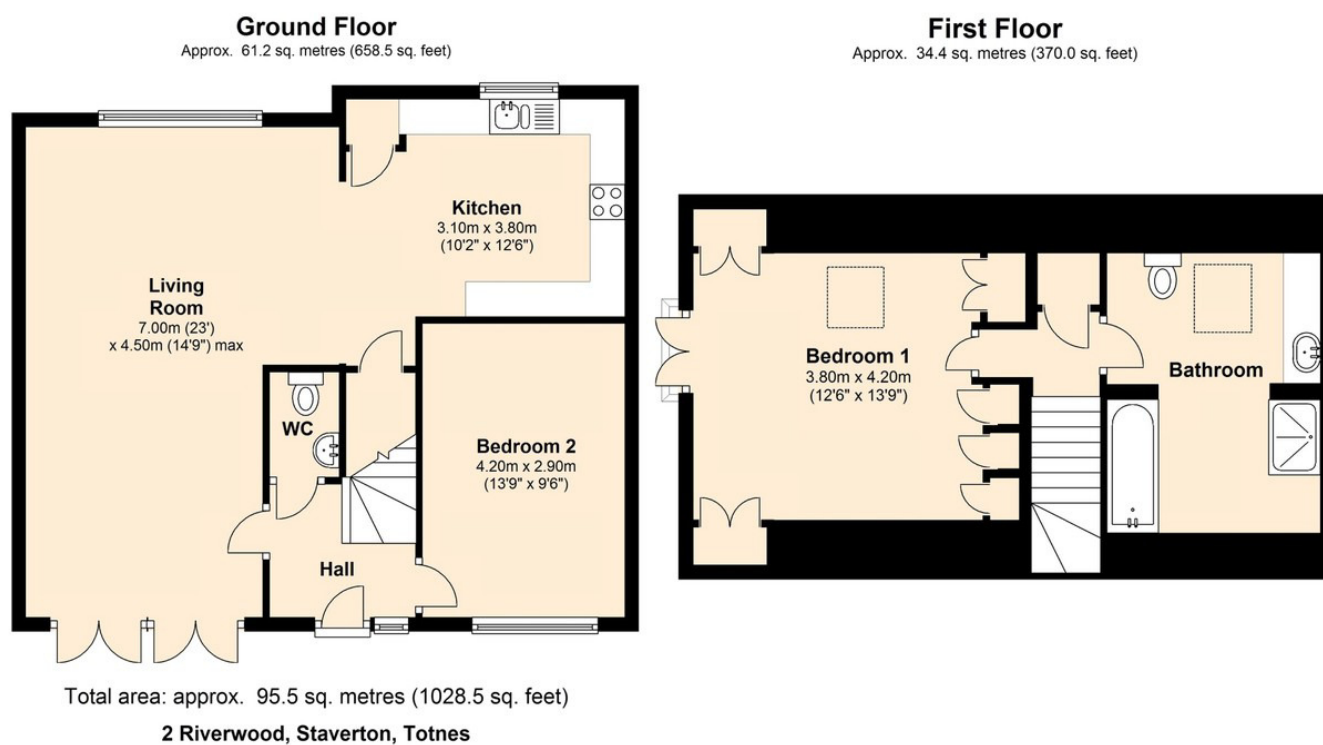
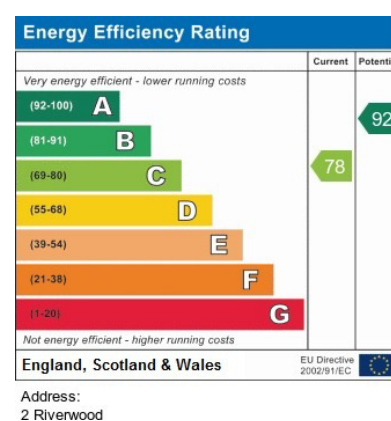
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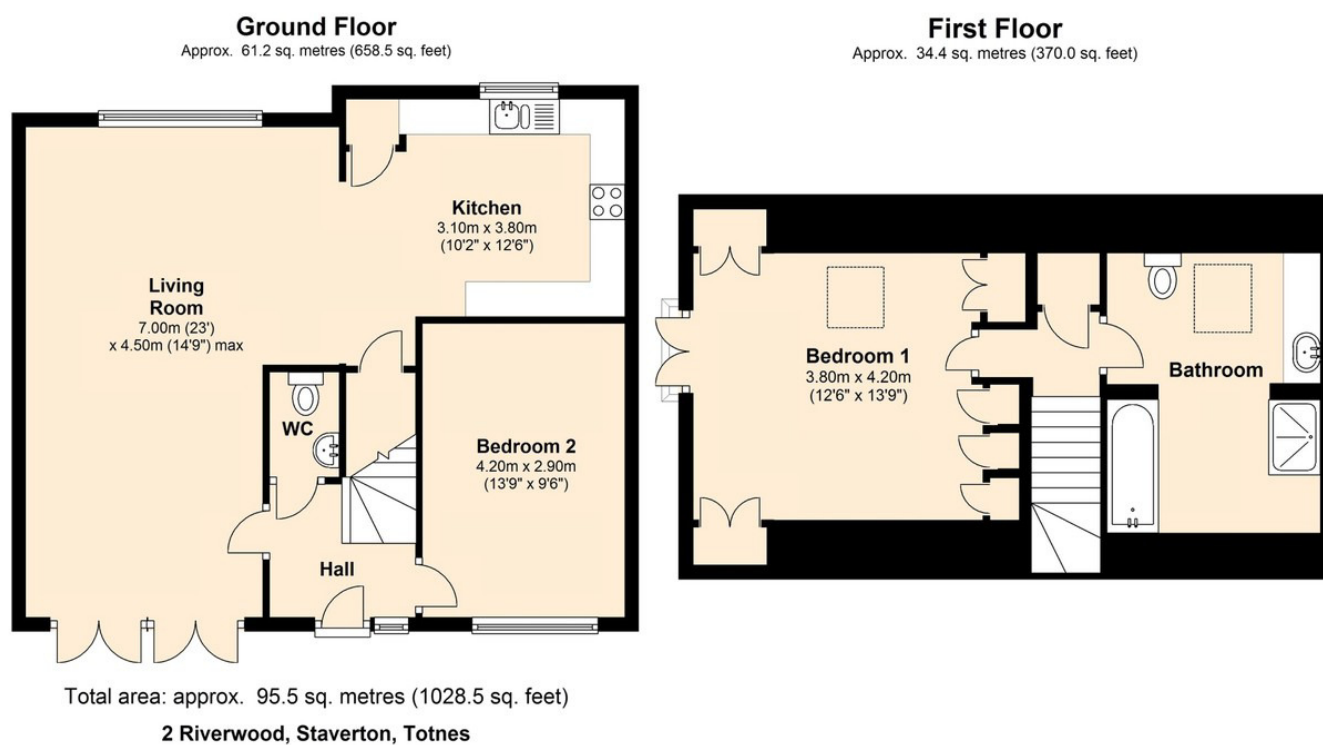
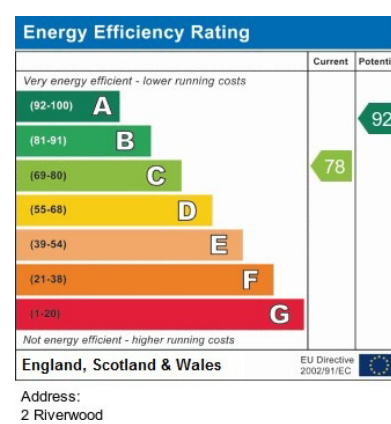
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From Totnes: Three quarters of a mile north west of Dartington on the A384 [Dartington to Buckfastleigh road], take the turning signposted Staverton Bridge. Continue down the hill and after a third of a mile, bear right, where the property is on the left. From the A38: Leave the A38 at Buckfastleigh [Dart Bridge turnoff] and turn left towards Totnes. After 2 miles, turn left at Charlies Cross for Staverton. Continue for a mile and turn right over the level crossing. Cross the bridge and take the next left where the property is on the left. Park in the parking area behind it.

## STAVERTON

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## THE PROPERTY

The owner has spared little expense in the conversion and refurbishment of this house in 2013 from a former chiropractic clinic. The quality of the finish shows in the oak flooring and doors and the quality of the fittings in the kitchen and the bathroom. 2 Riverwood is an attached house just up the road from the River Dart and Staverton Bridge and close to Dartington Estate woodland. The house's accommodation is arranged on two floors and includes open living with sitting, dining and kitchen areas, a bedroom and a cloakroom on the ground floor and a bedroom and a bathroom upstairs. Windows are double glazed and there is mains gas central heating. An enclosed walled courtyard garden is behind the house, and across it is an office/studio, which has a separate telephone line, light and power and off road parking behind.

## ENTRANCE HALL

Upvc double glazed front door, inset coir mat, stone tiled floor, carpeted staircase.

## CLOAKROOM

Wash basin with tiled splashback, WC, extractor fan, stone tiled floor.

## SITTING/DINING ROOM

[W&E] Double glazed casement window, double glazed bi-fold doors opening onto garden, hardwood flooring, radiator, cupboard under stairs with electricity consumer unit.

## KITCHEN

Excellent range of modern fitted kitchen units with hardwood work surfaces and tiled surrounds, AEG four ring gas hob, Blanco stainless steel one and a half bowl sink, Fisher & Paykel two drawer dishwasher, matching wall cupboards with concealed lighting, stainless steel cookerhood, matching tall cupboards housing AEG oven/grill with cupboards above and below and pull out larder drawer to one side. Second tall unit with plumbing for washing machine and housing wall mounted Vailant gas boiler for central heating and hot water, stone tiled floor, downlighters, double glazed casement window, space for fridge freezer.

## BEDROOM

[E] Double glazed casement window, radiator, hardwood floor.

## UPSTAIRS

## BEDROOM

[S&W] Fitted carpet, double glazed French doors with Juliet balcony, two radiators, two eaves store cupboards, built-in double wardrobe with cupboard to one side, cupboard with fitted shelves, velux roof window,

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[W] Bath with tiled surround, fully tiled shower cubicle with glass screen door, oval wash basin in a hardwood top unit with cupboards underneath, WC, two stainless steel vertical towel rails, tiled pattern floor covering, downlighters, velux roof window.

## LANDING

Fitted carpet, blanket cupboard with fitted shelves.

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The house is approached from the road along a shared tarmac drive where there are two parking spaces behind the studio office. Behind the house is a private walled and enclosed grassed garden with shrub borders and circular stone sun terrace outside the dining room. There is a garden store shed and on the opposite side of the garden from the house is the studio/office.

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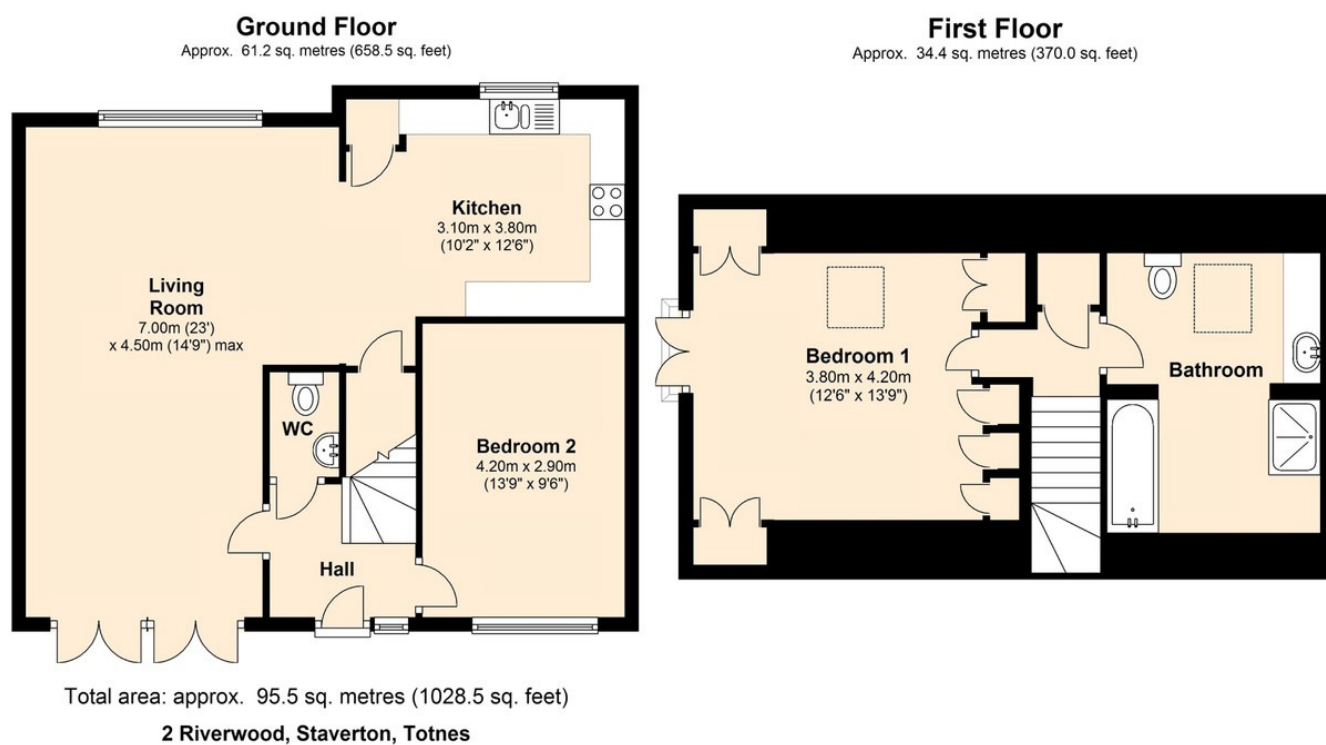
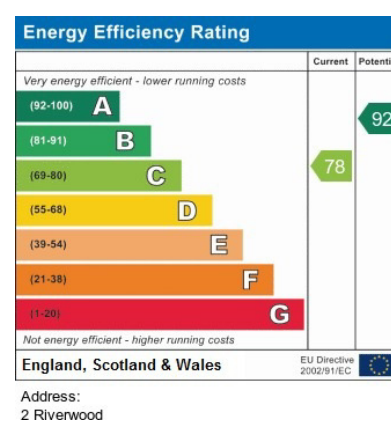
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## SERVICES

Mains gas central heating, private drainage.

## USEFUL INFORMATION

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Estate Agents



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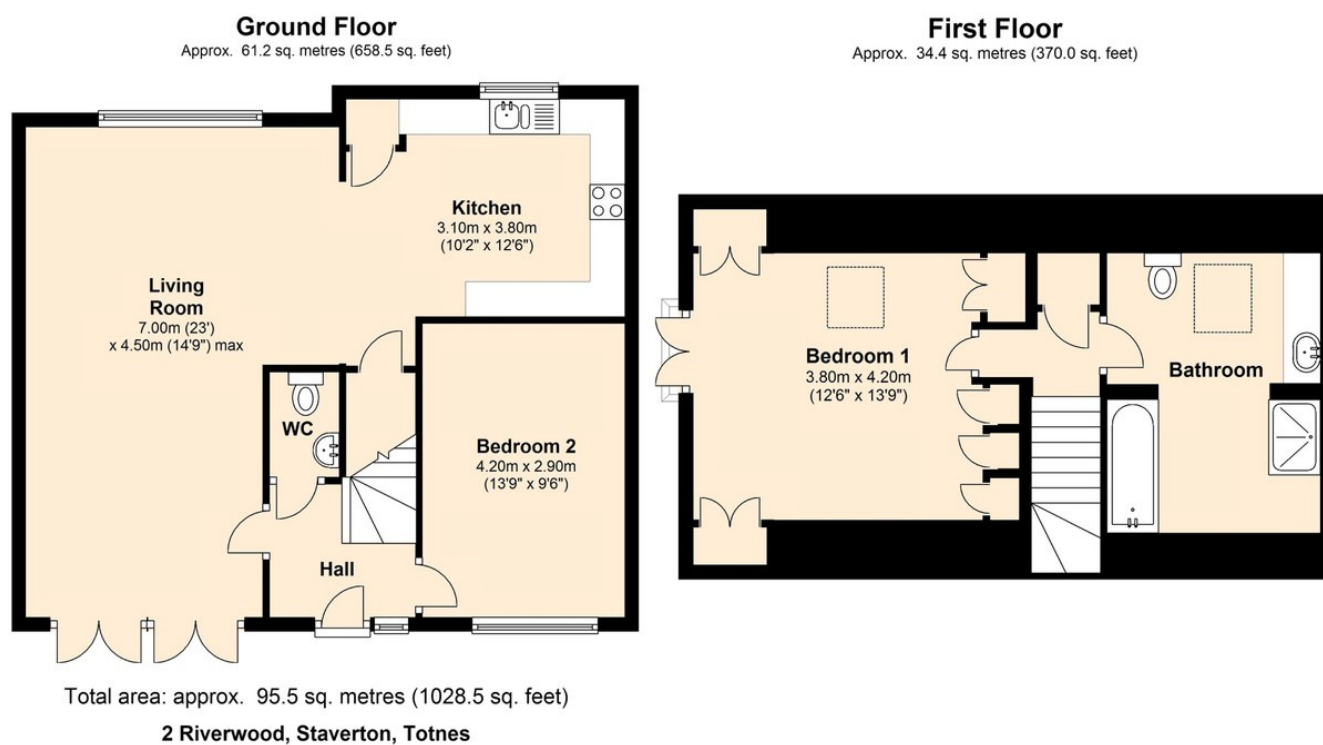
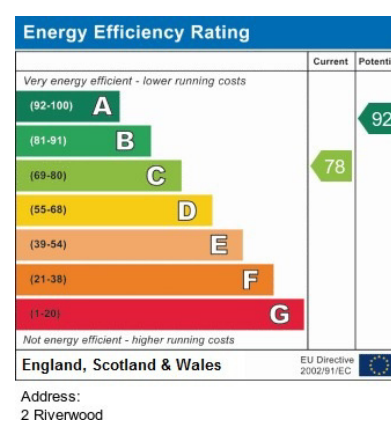
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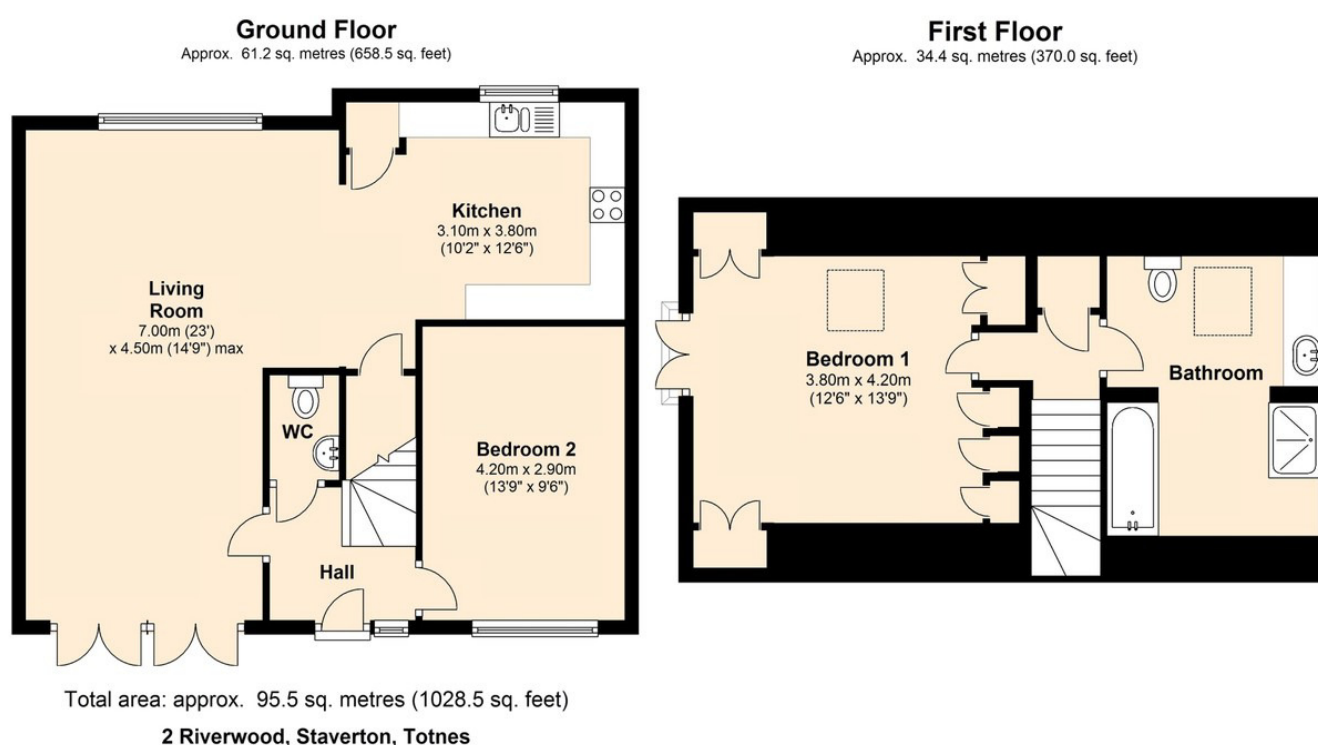
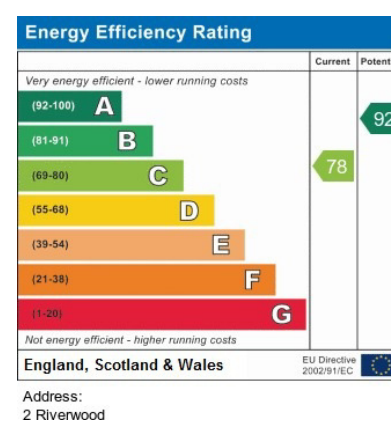
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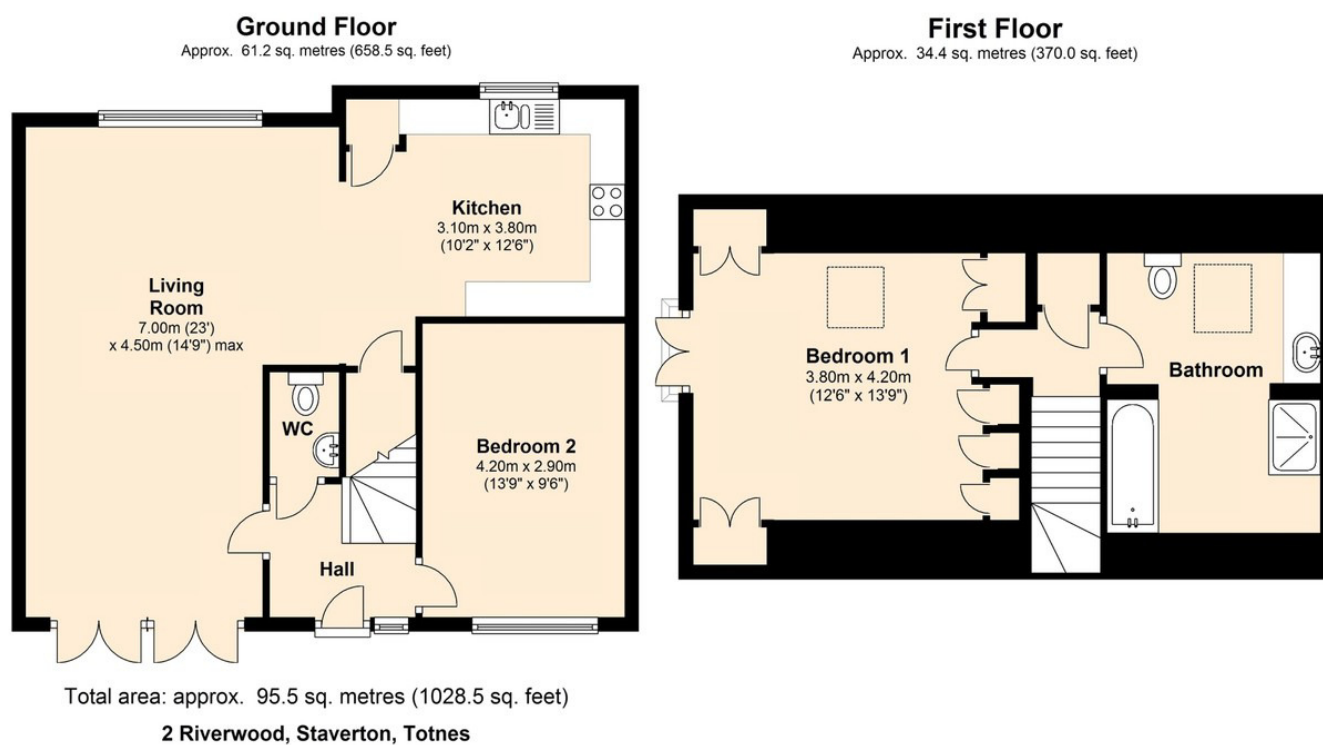
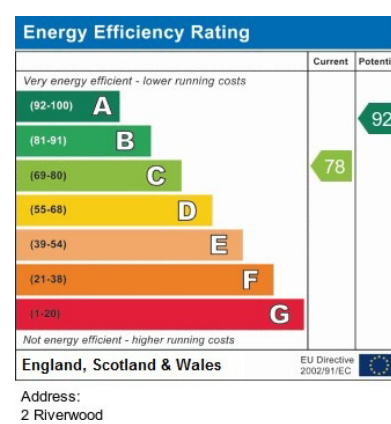
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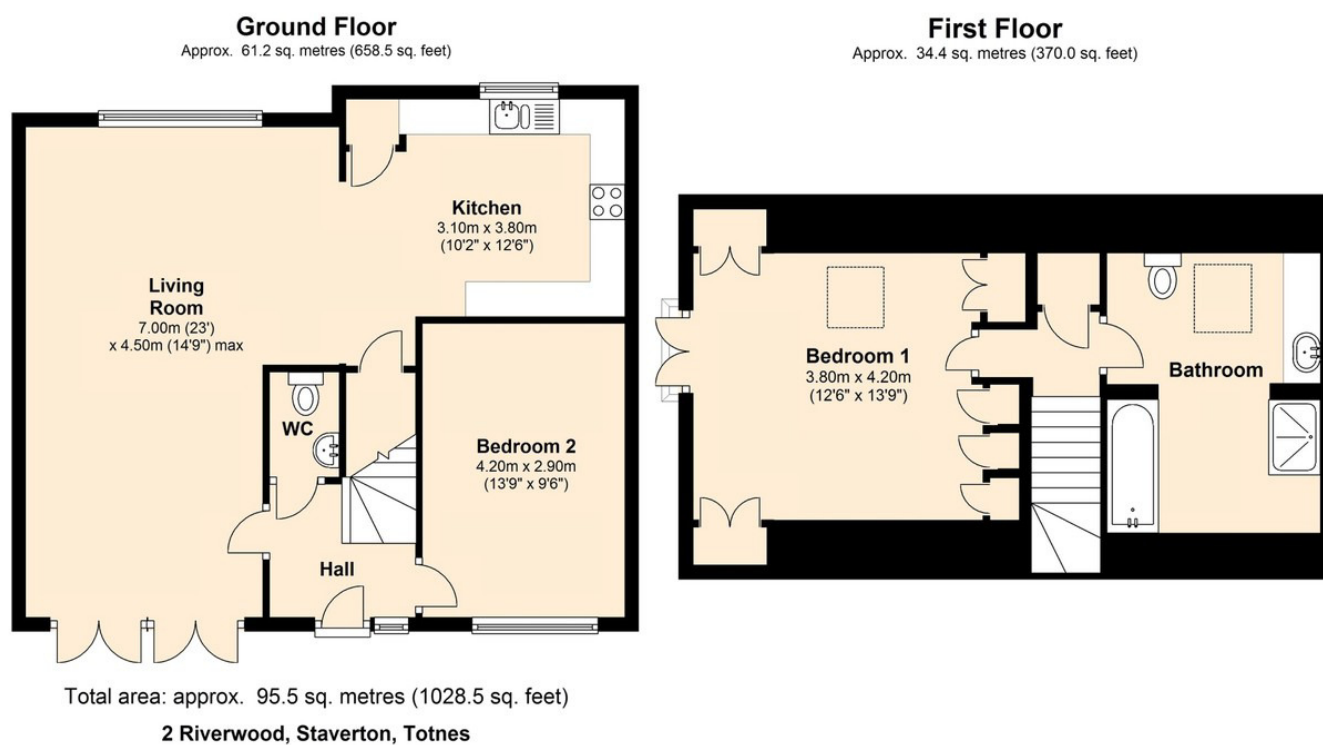
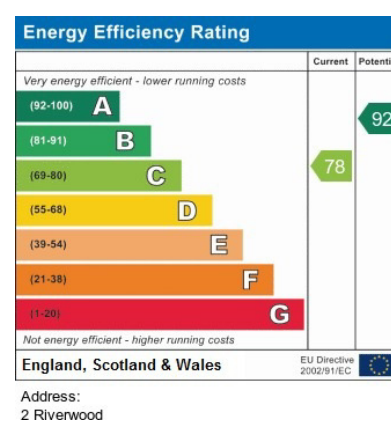
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