



Berry Pomeroy, Totnes, Devon, TQ9 6LR

## Berry Pomeroy, Totnes, Devon, TQ9 6NJ

Private residence on the Berry Pomeroy Estate. The property occupies a spectacular secluded location with far reaching views to Dartmoor.

### Situation

The property is situated in the centre of the Berry Pomeroy Estate in an elevated position. The house is set in private grounds with views over the surrounding Estate, Berry Pomeroy Castle and extensive vistas over Dartmoor.

Berry Pomeroy lies in the heart of the South Hams, within easy reach of the coast, Dartmoor, Torbay, Plymouth & Exeter.

The house is approached from a private drive and approximately 2 miles north east of the attractive village of Berry Pomeroy. The nearby town of Totnes lies 3 miles to the south west.

Communication links are good with the A38 Devon Expressway giving access to Plymouth, Exeter, M5 and beyond. There are mainline train stations in Totnes and Newton Abbot, with trains to London Paddington.

International travel links are via Exeter International airport, whilst ferries sail from Plymouth to Roscoff in France and to Santander in Spain.



## Mileage

Totnes – 3 miles, Exeter 30 miles, Plymouth 28 miles.  
Exeter Airport – 35 miles.  
Totnes to London Paddington by rail – from 3 hrs (all miles and times are approximate).

## Description

The house was newly built in 1997. The house is Regency in design and built to an exceptionally high standard, with the benefit of modern services.

The accommodation briefly comprises:

On the ground floor –

Fitted Kitchen/Family Room	35'5 x 23'4
Dining Room	26'3 x 17'9
Nursery	18'1 x 17'9
Drawing Room	27'11 x 17'9
Office/Study	16'1 x 15'9
Main Hall	
Utility Room (with wc) leading to Lobby	
Laundry Room	
Store	
WC	

On the first floor –

Master Bedroom (with ensuite, dressing room & balcony)	21'10 x 17'9
Bedroom 2 (with ensuite)	17'9 x 16'11
Bedroom 3 (with ensuite)	15'7 x 14'9
Bedroom 4	15'9 x 14'5
Bedroom 5 (with shared ensuite)	12'8 x 11'4
Bedroom 6 (with shared ensuite)	12'8 x 11'6
Bedroom 7 (with ensuite)	16'1 x 15'1
Family Bathroom	

On the second floor –

Eighth bedroom in eaves with Attic room for storage.

## Garden & Grounds

The house is set in extensive and well laid out gardens with a sweeping drive to the front entrance. The grounds are laid out to lawn with mature flower borders and a patio area. There is also a tennis court, vegetable garden, greenhouse, pond and outbuildings/stabling.

Additional land can be made available for horse grazing if required.

## Rent

Offers are invited in excess of £3,750 per calendar month.

## Service Charge

There will be a service charge of £500 per calendar month for grounds maintenance, which will be undertaken by an approved gardener.

## Council Tax

Council Tax Band 'H' and 2011/12 charge is £2,986.14.

## Outgoings

Rent, service charge, all utilities, council tax.

## Services

Mains water and electricity. Private drainage.

## Local Authority

South Hams District Council

## Directions

Directions are given to the Estate Office at Shadrack (post code TQ9 6LR), from where interested parties will be shown to the property.

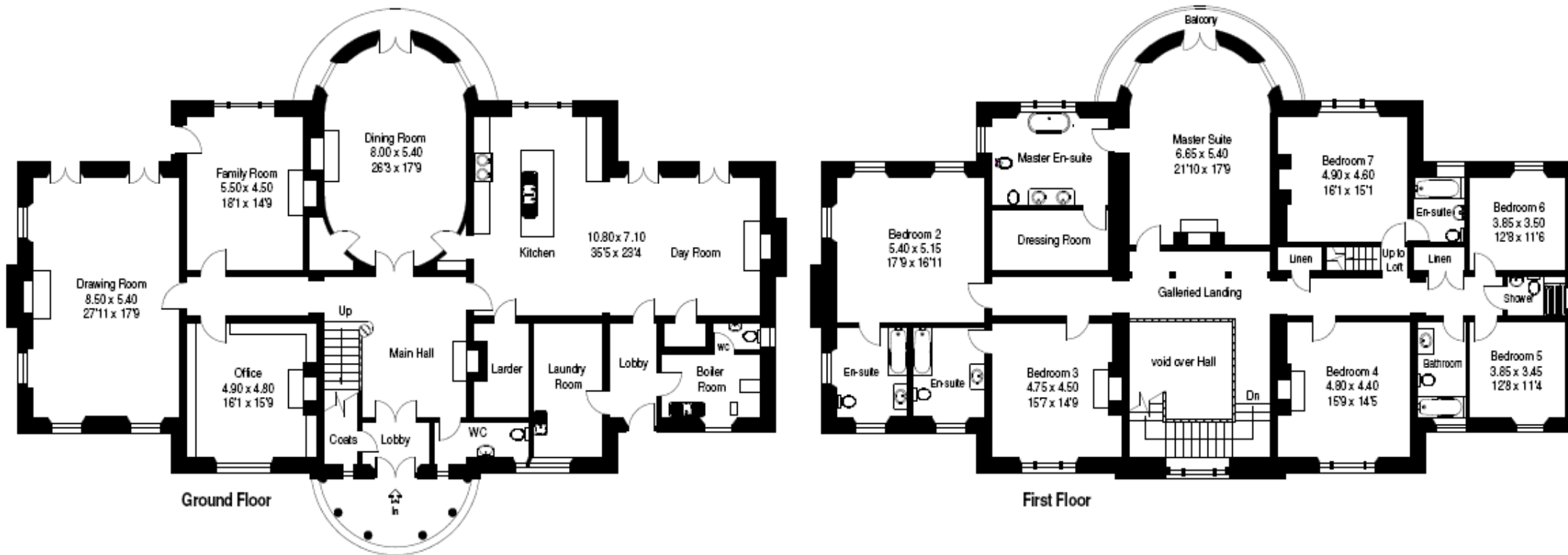
From Exeter and the M5 take the A38 south for approximately 18 miles and leave the Dartsbridge junction. Take the A384 for Dartington and Totnes.

From Plymouth, take the A38 north and leave at the Marley Head junction. Take the A385 for Dartington and Totnes.

From Totnes take the A381 towards Newton Abbot. After approximately 2 miles take the right hand turn at Shadrack Cross for Shadrack. Drive along the lane and past Shadrack Farmhouse. The Estate Office is located past the farmhouse on the right hand side.

## Viewings

Strictly by appointment only through FowlerFortescue 01747 820031 or the Estate Office 01803 866633.



# FOWLER FORTESCUE

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Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.