

INIGO



Lower Washbourne Barton

TOTNES, DEVON

£1,400,000 FREEHOLD

Duck-egg blue sash windows punctuate the remarkably characterful stone rubble frontage of this Grade II*-listed house in South Hams district of Devon. Its original character has been exceptionally upheld and manifests in a magnificent 17th-century listed staircase, fireplaces, period floorboards and an arresting vaulted ceiling. Exceedingly generous, the primary plan stretches to over 6,100 sq ft and encompasses six bedrooms, several interconnected living spaces and a self-contained annexe. The house lies in Washbourne, a peaceful hamlet near Totnes and close to all that the surrounding undulating landscape has to offer by way of countryside rambles and exceptional views.

Setting the Scene

Washbourne was mentioned in the Domesday Book as Waseborne. The name is from the Old English, roughly translating to 'stream for washing', i.e. clothes or sheep. The hamlet is sited in a valley, with the beautiful River Wash running through it.

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The house was once a farmhouse, built at some stage in the 17th century. It was adapted first in the 18th century and extended in the mid-19th century; its earliest extant features include 18th-century door cases, windows and chimneypiece. There are plenty of dates inscribed into the house, which give an insight into its palimpsestic nature: 1819 or 1831 is written on the weathervane of the cupola over the main range, while a bell in the stables to the east of the house bears the date 1602. In recognition of its storied past, the house has been given a rare Grade II* listing in 1961.

The Grand Tour

The approach to the house is befittingly enchanting: stone pillars give way to a parking area, with a verdant walled garden beyond. Entry is via a handsome wooden door that opens directly to the reception space.

The room sets the tone for the atmospheric spaces that extend beyond, with large flagstones underfoot and a run of built-in bookcases on one side. A raised slate fireplace has been fitted with a wood-burning stove – a cosy and warm welcoming on a cool winter's night. The impressive original panelling traces around the room, below walls washed in a rose hue.

A series of additional living spaces extend from either side; on the left is a drawing room with an imposing Devon limestone surround that frames a second log-burning stove. The walls here are sky blue, a colour that draws the eye to the original cornicing above. Two shuttered sash windows face out to the pastoral setting.

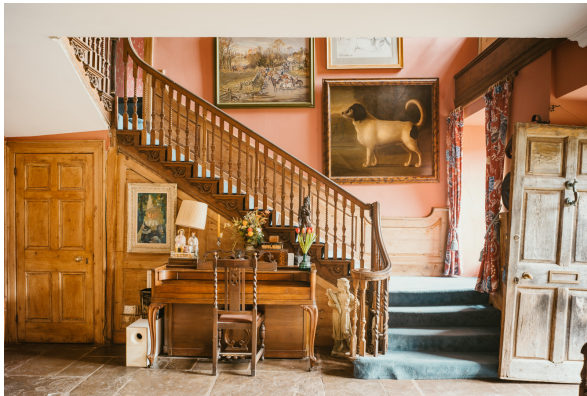
On the other side is a dedicated dining room, a brilliant setting for large gatherings. A wall of exposed stone rubble surrounds a wood-burning stove and lends texture, while sunshine-yellow walls imbue a playful feel. At the far end of the room is an exceptionally generous games room that would lend well to various configurations.

The kitchen lies beyond; it has an Everhot stove and plenty of storage in timber cabinetry. There is a second range-style oven and plenty of open shelves for displaying prized crockery or for stacking spices within easy reach.

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An extraordinary 17th-century staircase with triple spindles on each step winds up to the first floor. Here, six of the house's seven primary bedrooms can be found, each with restorative views across the surrounding fields.

Designed by architect Roderick James, the primary bedroom suite is at the far end and is marvellously generous. A trio of sash windows cast light across the space, which has room for a dedicated seating area as well as a large bed. The exposed timbers of the pitched roof reveal an unexpected height above, partly occupied by a mezzanine with access via a spiral staircase. A spacious en suite adjoins, with a clawfoot bath and a separate walk-in shower.

Of the remaining rooms on the first floor, two are en suites. A large bathroom, also with a freestanding tub, serves the others. Stairs ascend again to the second floor, where an additional en suite bedroom is embraced by a nest of beams.

A two-bedroom annexe extension lies at the rear of the house, with access from the garden or from the main plan, meaning it could easily be integrated if desired.

The Great Outdoors

A wonderful garden surrounds the house and encompasses large swathes of lawns a wonderful selection of mature trees and beds of shrubs and herbaceous perennials bringing colour and interest through the changing seasons.

A large two-storey detached barn has great potential for restoration, subject to the necessary consents. Presently, it provides the current owners with ample storage.

The grounds also encompass a paddock, and there is a delightful sheltered and paved area just beyond the house. A log store on one side provides a handy space to stow kindling over the winter.

Out and About

Washbourne sits surrounded by a large unchanged, especially bucolic landscape; as a result, there are near endless opportunities for walking, exploring and cycling nearby.

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The house is close to the South Devon National Landscape and to a stretch of coastline that includes Blackpool Sands, Compass Cove and Strete Gate. There is easy access to the South West Coastal path, a quiet and peaceful national trail passing through country lanes, woodland and secluded coves.

Just over a mile away, The Maltsters Arms is set in an atmospheric riverside spot and is renowned for its food. The local area, encompassing Cornworthy and Ashprington villages, have a vibrant and friendly community spirit. Pretty Harbertonford is around a mile and a half away and has a primary school, church, village hall, petrol station, and an excellent community run shop/post office.

Totnes is around a 10-minute drive away and has an incredible array of amenities. Named by The Telegraph in November 2022 as one of Britain's 15 Best High Streets, there are a variety of boutiques, galleries, and restaurants. The historic town centre of Totnes is home to a plethora of independent shops, cafés and restaurants, notably The Bull Inn. The town is renowned for its charming Friday market that sells local produce, vintage clothing and antiques.

The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. There are many golf courses in the area, including Dartmouth Golf and Country Club and Thurlestone.

The house lies in catchment for the local primary schools including Park School, Dartington. There is also a very well-regarded Steiner School within easy reach.

The A38 Devon Expressway is easily accessible, linking Plymouth and Exeter where it connects with the M5. Totnes station has direct connection to London Paddington (approx. two hours and 45 minutes) Exeter St Davids (approx. 35 minutes) and Plymouth (approx. 30 minutes). Exeter airport runs direct flights to London, UK and Europe.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.