



The Rock



# The Rock

Avonwick, South Brent, Devon, TQ10 9NB

South Brent 2 miles Totnes 6 miles Exeter 29 miles

**A rare opportunity to completely renovate a Georgian Grade II Listed house with 1.85 acres.**

- No onward chain
- 2200 sqft of accommodation for improvement
- Detached stone barn with
- Former railway line
- 1.85 acres of land
- Beautiful walks along the cobbled lane

Offers in excess of £350,000

## SITUATION

Located in An Area of Outstanding Natural Beauty, The Rock is located in Avonwick which is a village lying on the outskirts of South Brent which offers a comprehensive range of facilities, a church, garage, pub, and the oldest grass tennis court in England. South Brent is a thriving community and enjoys a wide range of shops, a health centre and both nursery and primary schools. There are all-weather tennis courts, a village recreation ground and football and cricket pitches depending on the season.

## DESCRIPTION

Unusually, The Rock has come to the market for the first time ever in its history. This south facing detached property is in need of some renovation and improvement but offers the purchaser a fantastic opportunity to develop this house. The Rock benefits from Georgian architecture with square rooms, sash windows and some working shutters.

## ACCOMMODATION

Approached over a cobbled path with the date '1845' depicted in the cobbles under the entrance portico into reception hall



with doors to the main ground floor reception rooms, both with working shutters and one with an exposed stone fireplace with woodburning stove, the other with a marble surround with open fire. To the rear of the property is the kitchen with oil fired Rayburn with access to the scullery and rear of the building. WC. Stairs rising to family bathroom, three double bedrooms; two with feature fireplaces and two further single rooms.

#### **AGENTS NOTE**

The property was flooded in 2012, since then there have been considerable flood improvement works carried out to the local area.

#### **OUTSIDE**

Parking area for at least 3+ vehicles with a stone building which was presumably the former Coach House to the property with an adjoining breeze block garage. The garden surrounds the property and on the easterly side is a further stone built shed with various storage rooms.

The grounds which extend to approx. 1.85 acres include the former railway line as shown on the plan and includes a long section of overgrown land which was formerly the landscape gardens to the house. Now completely overgrown, this area includes a number of mature trees and is best accessed from the 'Avonwick Cobby Walk' which runs on the southern boundary, alongside the River Avon.

#### **SERVICES**

Sewage treatment plant, mains electricity, oil fired Rayburn, mains water.

#### **LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234 Email: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

#### **VIEWING**

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

#### **DIRECTIONS**

From Totnes, proceed on the Plymouth Road and on the approach to Avonwick and just before the bridge, turn right at Bridge Cottage/Toll house and proceed down the track where The Rock is found on the right hand side.

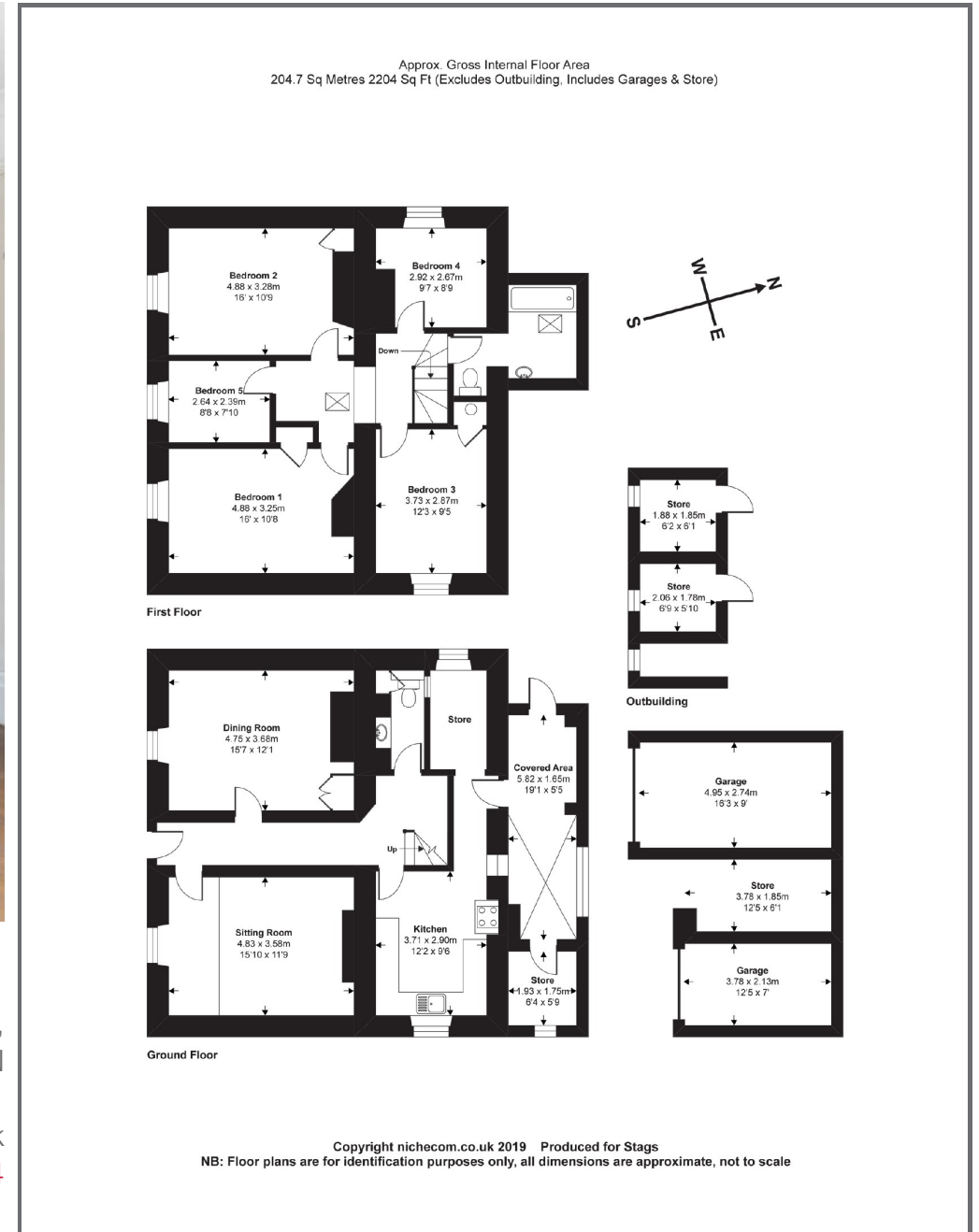


These particulars are a guide only and should not be relied upon for any purpose.



The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk  
01803 865454



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London