

Dawlish Lodge
Mamhead
Devon
EX6 8HF

Eccentrically Picturesque Lodge to Mamhead House

Offers in Excess of £350,000 Freehold DFD00415



Accommodation

Three Bedroom Detached Lodge, Grade II Listed, Lounge, Dining Room, Basement, Two Bathrooms, Kitchen, Extensive Grounds (Approx. One Acre), Double Garage, Studio/Workshop In Garden.

We are privileged to offer for sale this thatched property which is described in its Grade II listing as 'The most inventive and least altered of the Mamhead House lodges. In 1772-3 Lancelot 'Capability' Brown was engaged to redesign the grounds of Mamhead country estate and in 1823 the estate was bought by Sir Robert William Newman who appointed architect Anthony Salvin to design Mamhead House which was completely rebuilt between 1827-1833. This included Dawlish Lodge which is situated at the southern entrance to the estate.

The **ACCOMMODATION** comprises with approximate measurements:

Storm porch over plank and cover strip entrance door with Tudor arch and ornamental hinges. (This door is currently used as the main door). To one side of the door is a window faced in splat balustrades. Door leads in to

Hallway

This is a T shaped hallway with a further window opposite the entrance door also having the decorative balustrades on the outside of it. Electric wall mounted heater and large electric storage heater. Doors to

Bathroom 1

A triple aspect room which has timber framed windows with obscure 'reeded' double glazed units. Part tiled room, panel bath with Victorian style taps and shower attachment, large pedestal wash basin, close coupled WC. Electric towel radiator, extractor fan, wall mounted fan heater.

Bathroom 2

A part tiled room with blue coloured bathroom suite comprising, panel bath with taps and shower attachment, pedestal wash basin, low level WC. Wall mounted fan heater and electric towel radiator.

Basement 9' 10" x 9' 9" (2.99m x 2.97m)

From the hallway an ornate timber door opens to reveal stone steps leading down to a square basement room. Space for tumble dryer which has a vent fitted in to the window. There are several wall mounted electricity fuse boxes.

From the hallway three hardwood open arches show through to the lounge and a door leads in to it.

Lounge 22' 3" x 13' 3"max. (6.78m x 4.04m)

A dual aspect room with elegant arched windows and an arched external door which leads on to a patio. (some of the windows are secondary glazed and some have double glazed sealed units). All windows boast impressive rural views. Coved ceiling, large sandstone fireplace with inset electric fire, strip wood flooring. There are two electric storage heaters and one wall mounted electric panel heater. TV point, small loft hatch, airing cupboard with factory lagged hot water tank and slatted shelving. Door to

Dining Room 10' 0" x 9' 10" (3.05m x 2.99m)

Secondary glazed window and multi pane door with lovely rural views. Wall mounted electric panel heater. High level row of windows to inner hallway. Multi pane door to hallway.

Bedroom 1 13' 6" x 11' 0" (4.11m x 3.35m)

A dual aspect room with arched, secondary glazed windows and an arched external door with double glazed sealed units, all offering beautiful rural views. Two built in wardrobes, electric panel heater.



Bedroom 2 10' 6" x 9' 7" (3.20m x 2.92m)

Dual aspect room, square top timber windows with double glazed sealed units. Wall mounted electric panel heater, pedestal wash basin, high level windows to inner hallway.

Kitchen/Breakfast Room 10' 0" x 9' 1" (3.05m x 2.77m)

Dual aspect with metal, single glazed windows. Extractor fan fitted to one window. Stone fireplace, basic range of wall and base units with square edge 'formica' work surfaces. Single drainer, stainless steel sink unit with mixer tap. Space and plumbing for washing machine and dishwasher. Under stairs pantry with small, mesh covered window. Plank and cover strip door with Tudor arch (This would originally have been the main entrance door) which leads out to the large cobbled porch.



Bedroom 3 / Sitting Room 13' 4" x 13' 4" (4.06m x 4.06m)

Stairs from the hallway lead up to this elaborate, octagonal first floor room which is currently used as a sitting room. There are

three secondary glazed windows offering fabulous rural views and two wall mounted electric panel heaters. The angular, arched top door leads in from the landing which has a small window and two eaves storage cupboards.

Outside

The extensive grounds cover approximately one acre. The house has several patio areas and a large porch over a cobbled courtyard. The grounds are a mixture of woodland and lawns and border surrounding fields. There is a brick built studio/workshop currently split in to three sections.

Garage

The detached double garage has power and light. There is also parking in front of it for several cars.

COUNCIL TAX BAND: G

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