

THE MODERN HOUSE



Newton Abbot, Devon
£1,500,000 Freehold

Daracombe Park

This award-winning single-storey home of over 3,000 sq ft is tucked away in a secluded position in the village of Highweek, near Newton Abbot in Devon. The design is contextually driven, oriented towards the private gardens of half an acre and the far-reaching views across the surrounding countryside. Positioned between Dartmoor National Park and the beautiful Devon coastline, the location is excellent for easy access to Devon's rural, coastal, and cultural highlights, while direct rail services connect from nearby Newton Abbot to London Paddington in around two hours.

Environmental Performance

Energy efficiency was integral to the construction, and as a result, the design was awarded a Quality and Sustainability Award in 2012 by the Devon Building Control Partnership. Two air-source heat pumps supply hot water and central heating, which runs beneath porcelain floor tiles or engineered oak throughout the house. There is also a rainwater harvesting system and 16 photovoltaic panels on the roof, with four storage battery units providing electricity.

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The Tour

The house lies low in its setting, with the stonework that formed the original greenhouse and stables of the Daracombe Park Estate carefully retained throughout the site. Despite occupying a village location, the position feels incredibly quiet and secluded, set back from the road by a private gated entrance (complete with an intercom system) leading through to ten houses that comprise Daracombe Park. A private, gated driveway leads up to the house, and the main entrance is set within a front courtyard.

A series of fluid, open-plan living spaces unfold with impactful character over three split levels, connected by an arterial corridor that runs the length of the interior. Natural light streams in through a ribbon of clerestory windows, illuminating the mid-section of the house throughout the day.

The open-plan family/dining room and kitchen faces west, where a series of bi-folding glass doors open directly onto the terrace and gardens. A modern kitchen designed by Peter Booth houses appliances tucked neatly into lines of bespoke cabinetry. Caesarstone worktops create plenty of space for cooking. There is a second dining room, a wonderfully quiet space for entertaining, that overlooks a walled courtyard, alongside a large utility space.

A short flight of steps leads down to a beautiful lounge overlooking the west-facing garden with patio doors that open onto a large terrace. A studio (or gym) and cloakroom are also positioned on this level, with stairs leading down to the sleeping areas. The four double bedrooms have been mindfully designed as a quiet and restful retreat. The main bedroom has floor-to-ceiling glass walls with a garden view as well as an en suite bathroom. The second bedroom, also with an en suite, looks out to the terrace, while bedrooms three and four have views of the private walled garden and a family bathroom complete this level.

Outside Space

The gardens, extending to around half an acre, are bounded by the original stone walls and have been beautifully landscaped. Swathes of lawn are bordered by deep herbaceous beds of flowering perennials. Mature trees and hedging create privacy and externally lit terraced patios and courtyards provide sunny and shaded areas to eat and drink outside throughout the seasons. Raised beds and espalier fruit trees provide plenty of scope for home-grown vegetables, fruit and flowers and water features encourage a wide array of local wildlife and birdlife. The undulating hillsides and open countryside provide a dramatic backdrop from all aspects.

A detached double garage provides undercover space for two vehicles, in addition to a generous provision of parking on the private driveway.

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The Area

The village of Highweek has a lively, community, with a local primary school, village hall, church, and a pub, all within easy walking distance. For daily amenities, Newton Abbot is less than two miles away and has a good selection of shops and restaurants, a cinema, a leisure centre and a weekly market.

The surrounding area is renowned for beautiful open countryside including Dartmoor National Park which is around 15 minutes' drive away. The sandy beaches and charming villages dotted along the coastline are easily reached, including Shaldon nestled alongside an estuary and sheltered from the sea by the Ness headland.

Torquay is around nine miles south and the popular town of Totnes is a similar distance. Totnes is a medieval market town on the River Dart estuary; with its rich history, thriving cultural scene and wonderful natural surroundings, it is one of the most popular towns in the south-west. It has a broad range of independent shops, cafés, pubs and restaurants, notably The Hairy Barista, Greenfibres and The Bull Inn. The town is renowned for its charming Friday market that sells local produce, vintage clothing and antiques. Nearby Dartington Trust is set within a beautiful 1,200-acre campus and presents a series of arts and cultural events throughout the year.

Daracombe Park sits within the catchment area for Coombeshead Academy and Stover School, which is around five minutes from the house. The grammar schools in Torquay, notable public schools and the University of Exeter can also be easily reached.

Rail connections are excellent, with direct services from Newton Abbot to London Paddington in around two hours. Exeter International Airport offers daily domestic and international flights and is reachable in around 30 minutes by car.

Council Tax Band G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.