



MILLARD
COOK

PRUSTON HOUSE, BLACKAWTON, DEVON, TQ9 7AJ

A delightful 5 bedroom detached former farmhouse situated on the edge of the Blackawton with stunning gardens and grounds of approximately 1.6 acres

- 5 Bedrooms
- 1 En-suite & 2 bathrooms
- Rural setting
- Beautiful views
- Barn with planning permission
- Approximately 1.6 acres
- Walking distance to Village
- Ample parking and garage

A close-up photograph of a weathered wooden fence. A horizontal wooden plank is attached to the fence, featuring the words "PRUSTON HOUSE" in a dark, hand-painted font. The wood shows signs of age with knots and some discoloration. In the background, a lush green lawn and various plants are visible under a blue sky with light clouds.

PRUSTON HOUSE

Situated on outskirts of Blackawton, close to Dartmouth and the Blue flag beach of Blackpool sands, Pruston House is a beautifully presented detached former Farmhouse believed to date from the 18th century (Although the first mention of a farm on the site was in 1249 Pristeton).

In April 1944 soldiers from Idaho USA were billeted at Pruston House for Exercise Tiger on Slapton beach, a rehearsal for the D-Day landings.

Set in a stunning rural location, the private gardens offer an abundant selection of mature well-established shrubs and trees with lawn areas, pond, and summer house. A meandering stream at the bottom of the garden is crossed by a small bridge. The property enjoys open panoramic views to the South West across adjoining farmland with wonderful sunsets and with no light pollution to enjoy the night's sky.

There is ample parking for several vehicles and a garage whilst to the rear of the property, a large Stone barn with planning permission for the conversion to a two bedroomed separate residential unit, also with glorious views (06/0724/00F)

The spacious accommodation of the house offers two large reception rooms, a garden room, Kitchen, utility, study, and a cloakroom, whilst on the first and second floors are 5 bedrooms, an en-suite and 2 bathrooms.



Accommodation

An entrance porch leads to a hall with stairs rising. The spacious living room has a period stone fireplace and wood burner. Window with seat overlooking the front garden.

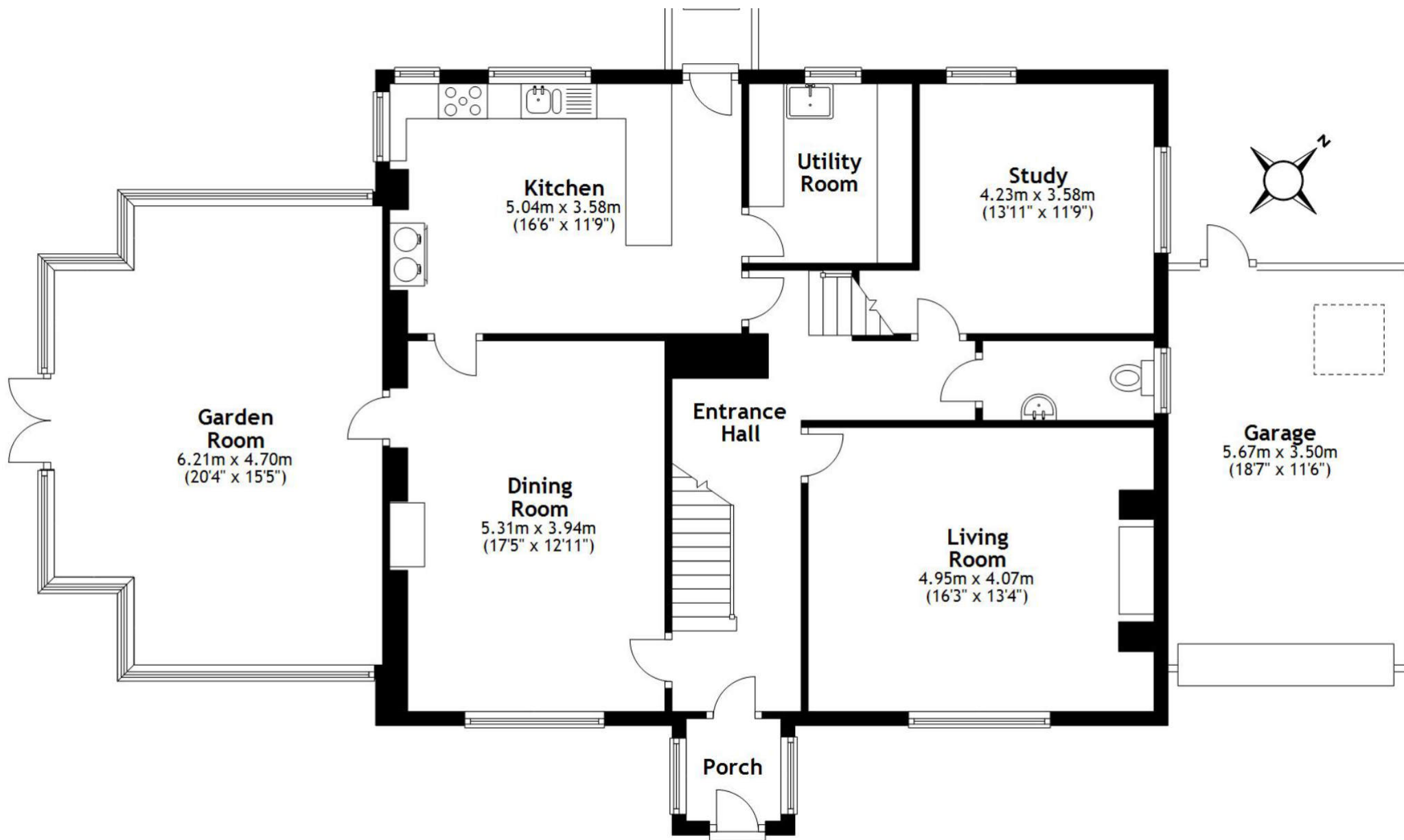
There is a further living room to the front of the property with a fireplace and log burner, views to the front gardens and timber flooring with a doorway leading to a large light and spacious garden room / dining room with stunning views across the grounds and farmland beyond.

The farmhouse kitchen has a good range of built in units, fridge/freezer and electric AGA, sink unit and ample worktops. The adjacent utility room has built in units, space for washing machine and worktops.

There is further dual aspect study, a cloakroom, under stairs cupboard with a second set of stairs rising to the first floor.







Total area: approx. 351.5 sq. metres (3783.7 sq. feet)
Pruston House, Blackawton

First Floor

A lovely landing area with window seat leads to the two front bedrooms.

The principal double bedroom has an ensuite shower and WC whilst, the other bedroom benefits from a jack and jill bathroom, both enjoying views over the front gardens.

There are two further double bedrooms and a family bathroom.



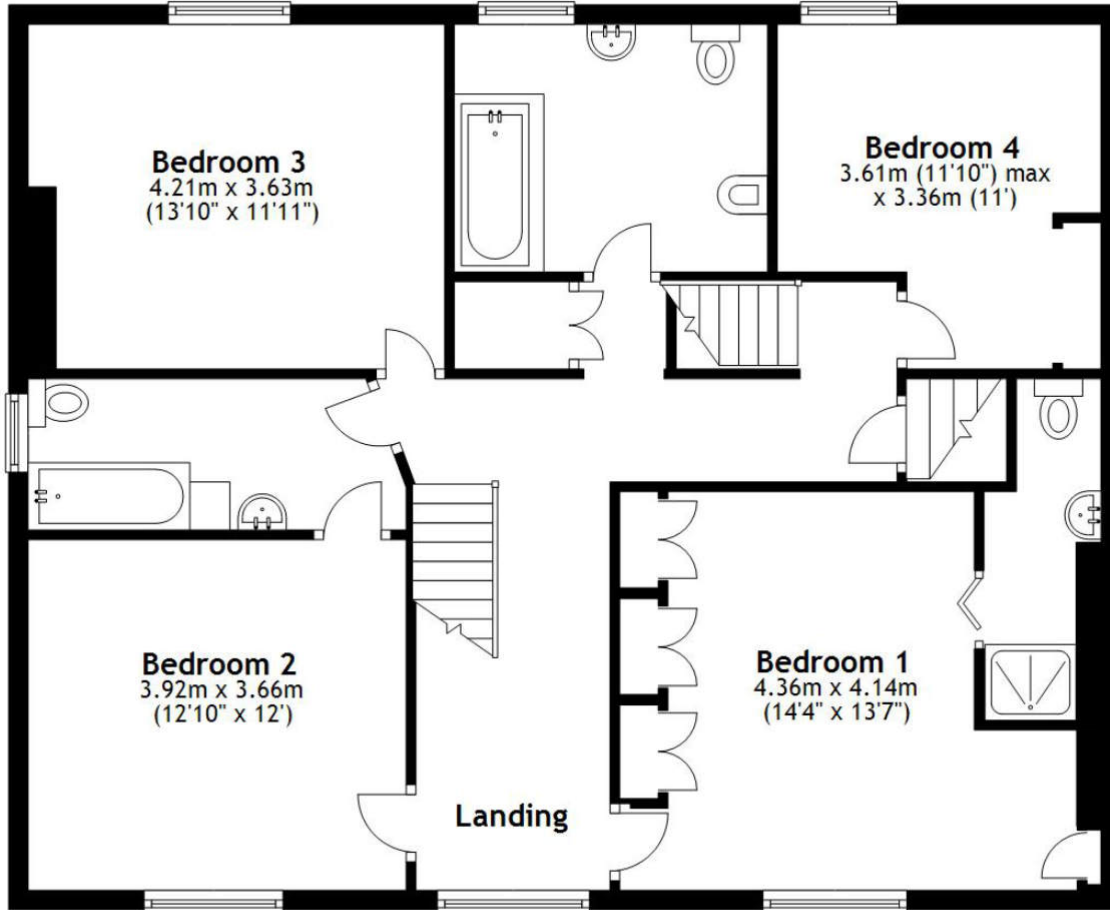
Second Floor

There are two stunning interlinked rooms with vaulted ceilings and exposed beams with views across the gardens.



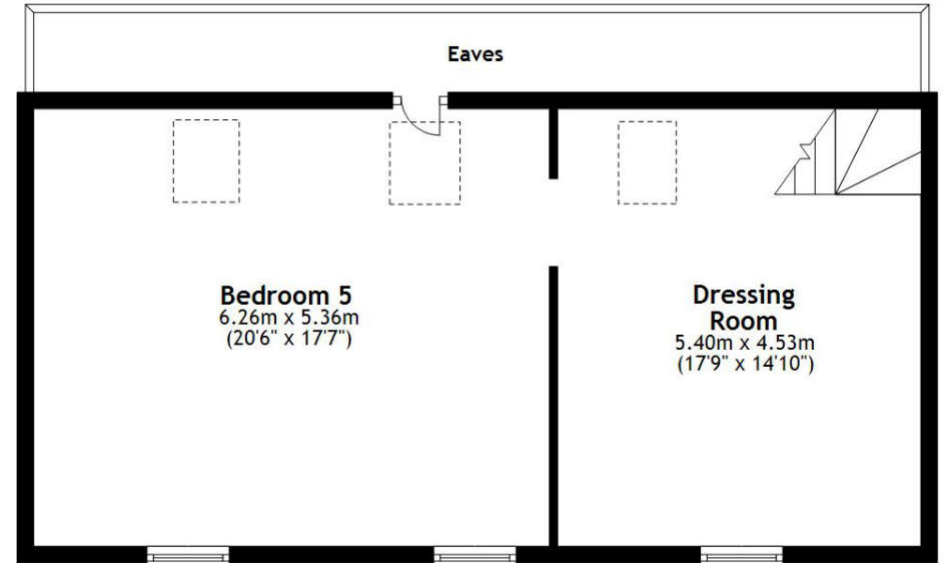
First Floor

Approx. 100.0 sq. metres (1076.4 sq. feet)



Second Floor

Approx. 58.5 sq. metres (630.2 sq. feet)





The outside

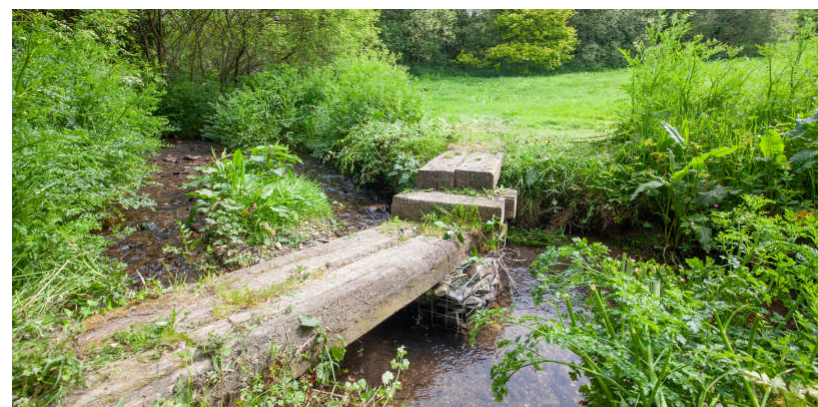
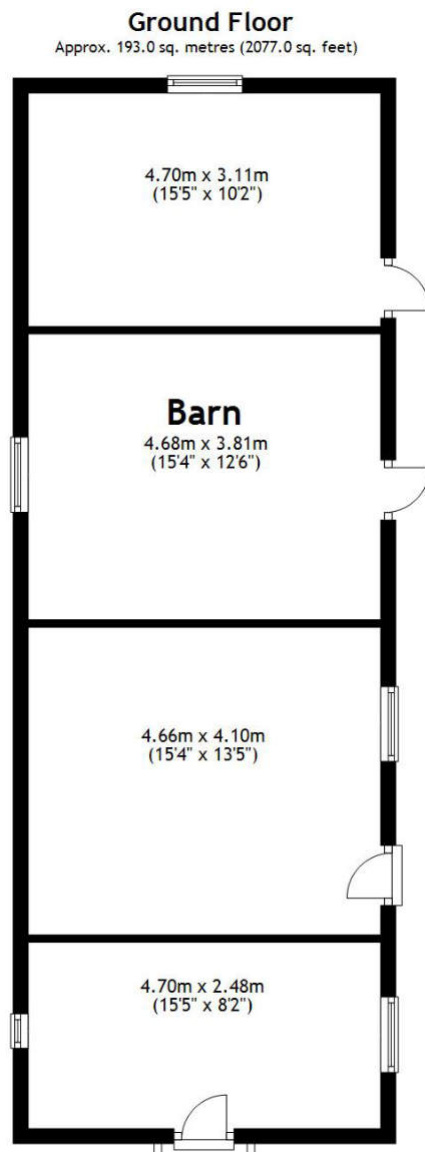
As you enter through the five barred gate into the private driveway of Pruston, you approach the garage to the side of the house, passing a large parking area for several vehicles.

The front garden is partly walled and has a mass of formal flowers and shrubs. The pathway leads to the side gardens with a large paved area adjoining the garden room, this enjoys the fantastic views across the gardens and surrounding farmland. The paved area leads to further seating areas, hot tub and timber hipped oak framed gazebo, with delabole slate roof and pizza oven, ideal for all day entertaining, sunshine from sunrise to spectacular sunsets.

Adjoining access to the Stone outbuilding with slate pitch roof (with solar panels) is via an open porch roof connected to the kitchen, an ideal opportunity for additional accommodation (planning granted for a 2 bed roomed unit), studio, cinema room etc.

The large lawned areas lead to a pond with timber walkway and summer house enjoying open views. The gardens continue down to the wild lawned area with meandering pathway leading to a pretty stream.

In all, it is understood the total grounds amount to approximately 1.67 acres.



Services

Private drainage and water. Mains electrics.
Oil fired central heating.

Council tax band G.
EPC : D

Local Authority.

South Hams District Council, Totnes

Location: What3words
[///crypt.mailer.flats](http://crypt.mailer.flats)

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the Millard's office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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