

THE MODERN HOUSE



*Totnes, Devon
Sold*

Atrium House

This magnificent 5/6-bedroom house is set high above the beautiful town of Totnes and has exceptional panoramic views of the Devon countryside toward Dartmoor. It backs onto open countryside and yet is in walking distance to Totnes town centre and to the mainline railway station which has direct trains to Plymouth, Exeter, Bristol and London.

It was originally designed in 1984 by the award-winning architect Roger Hawkins and has been superbly reworked in recent years by the current owner, also an architect. It is named Atrium House in recognition of the incredible, soaring glass-roofed entrance hall, a feature that floods the house with light. The construction is based on a Douglas Fir frame covered in Douglas Fir cladding, the timber softening the clean lines of the design and ensuring it sits well in its natural hillside setting.

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The main living space is located on the first floor and has extensive glazing to take advantage of the spectacular views, Hay Tor (Dartmoors's most famous landmark) being clearly visible in the distance. This large, light area also incorporates the dining room and is semi open plan with the kitchen. It has solid oak flooring with under floor heating. Sliding glass doors open out onto a decked terrace at the rear.

Also on the first floor is a master bedroom suite with its own dressing room and en suite bathroom (as well as a balcony overlooking the garden). There is a further bedroom, currently used as a study, on this floor.

The stairway down to the ground floor is one of the most impressive elements of the design. The glass roof giving views of the sky and the generous proportions make the simple act of going up or down stairs an uplifting experience. On one side of the entrance hall can be found two double bedrooms, both with en suite shower room, and a utility room. On other side are two more bedrooms with a Jack and Jill bathroom between them, a second kitchen and a large second reception room. This side of the downstairs, separated from the main house by a hidden panelled door, also functions as a self-contained annexe with its own external entrance and has been rented out separately by previous owners.

To the front of the house is ample off street parking space for numerous cars. There is a sloping garden to the rear, from which the current owners have created a number of usable areas including a sizeable lawn opening onto open fields and a decked terrace where one can admire the views (excellent for outside dining as it is just next to the kitchen). The total plot size has been estimated at 1/3 of an acre.

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, cafes and restaurants. It is set within the South Devon Area of Outstanding Natural Beauty, with Dartmoor ten miles to the north and stunning beaches ten miles to the south. It has a mainline train station which runs services to London Paddington in approximately 2 hours 50 minutes and to Exeter or Plymouth in 30 minutes.

*South-West England
Sold*

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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”.