



**Higher Weston Farm**

**RENDELLS**

# Higher Weston Farm

Weston Lane, Berry Pomeroy, Totnes, TQ9 6LB

Detached 5-bedroom period farmhouse offering mature private gardens with garage/carport taking in some spectacular views over Totnes and towards Dartmoor.

- Five Bedrooms
- Three Bathrooms
- Two large Reception Rooms
- Garage/Utility/Boot Room
- Impressive Fireplaces
- Mature Gardens
- Far reaching views
- 2 Large Attic Spaces

## Guide Price of £825,000

Kingsbridge 19 miles approx., Dartmouth 14.2 miles approx., Exeter 27.3 miles approx., Plymouth 25.3 miles approx., Newton Abbot 9.3 miles approx. (London Paddington via Totnes train station approx. 2.45 hours).

### Situation

Higher Weston Farm is located at the top of Bridgetown with far-reaching views over Historic Totnes towards Dartmoor. Set on the edge of this popular residential area of Bridgetown with open fields behind and a short cycle ride into the centre of Totnes. A bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the river Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. The Farmhouse is in an elevated position with a wonderful outlook over Totnes and surrounding countryside.

### Description

Higher Weston Farmhouse has been in the same family for many years, offering a large family residence with five principal bedrooms with two further loft spaces having their own staircase. Two principal reception rooms with good ceiling heights and some original window shutters, exposed stone chimney breast with inset woodburner with a pretty formal façade facing Weston Lane with mature gardens and lawned area offering plenty of space for the green fingered. Useful utility/boot room area at the rear of the garage.



## Accommodation

Entering through the main front door under storm porch into a tiled entrance hall with stripped wooden doors leading off to the sitting room with dual aspect with some original window shutters, impressive stone fireplace with inset woodburner and stone hearth taking in some splendid views over Totnes. Dining Room with front aspect and window shutters. Open stone fireplace (currently capped off), rear utility room with exposed chimney breast (would suit a variety of other uses/ or formal reception room), currently housing the gas boiler. Useful understairs cupboard, light and airy open plan Kitchen/Diner with original exposed stonework, a range of undercounter units with slate counter between the kitchen and the dining room, wall mounted wooden fronted units with worktop and tiled splashback, space for dishwasher. Oil fired Rayburn (heats the hot water), space for electric cooker and space for fridge. Good size pantry. Dining area in more recent years has been extended to create a light and airy dining space with double doors opening out onto the patio with views across the mature gardens and lawns. From the kitchen/diner with door through giving access to the utility area with W.C., range of undercounter units, plumbing for washing machine, sink and drainer, useful storage cupboard. External door into the Garage/Carport.

## First Floor

Stairs rise from the main entrance hall with stripped balustrade to half landing with a window allowing plenty of natural light. First floor landing with doors leading off to five bedrooms, two large ensuite bedrooms with plenty of space for additional wardrobe storage, ensuite with a shower, hand wash basin, W.C. and bidet. Master Ensuite to the front with hand wash basin, W.C. and large shower enclosure enjoying splendid views over Totnes and Dartmoor. Three further Bedrooms, Family Bathroom with hand wash basin, W.C., P shaped bath with shower over. Airing cupboard.

Stairs rise to the Second Floor:

## Second Floor

Second floor to the loft space divided into two large gable end spaces with gable end windows, access to under eaves storage, exposed wooden floorboards and radiators. Between these two rooms there is a useful store which was used to store apples and could be made into a bathroom (subject to any necessary planning consents).

## Gardens and Outside

The property is accessed over a driveway between the barns and the farmhouse leading to its own garage/carport with attached stone outhouses. Formal frontage to the farmhouse, space for pots, mature shrubs and planting to the front.

Main Garden is accessed through double doors leading from the dining area to a secluded patio with steps leading up to an open lawned area with an array of trees, planting with a bay tree and vegetable beds. Further garden area and greenhouse (as identified by the plan). The garden will be narrowed from its current position to



make a splay into the parking area for the barns (please refer to the plan).

## Services

Mains electricity, mains water, mains drainage and mains gas. Oil fired Rayburn providing hot water. Gas central heating.

## Tenure

Freehold.

## Council Tax

Band G.

## Viewing Arrangements

Strictly by appointment through Rendells Estate Agents Tel: 01803 863888. No access without being accompanied by a Rendells Representative.

## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

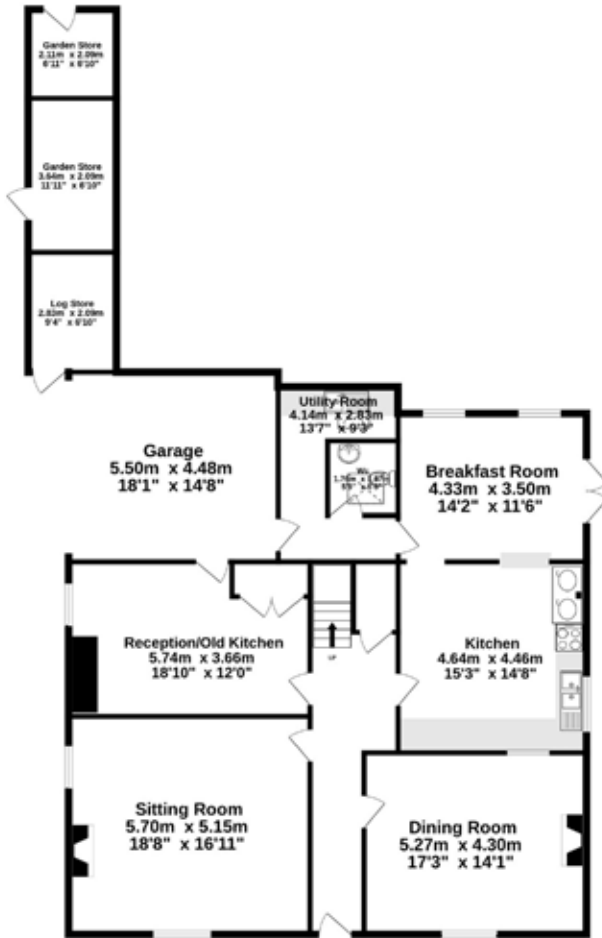
## Directions

From the Plains in Totnes take the Bridgetown Road over the old Bridge, taking the first right on to Seymour Road, continuing onto Pathfields, passing the primary school on your right, take the next right onto Weston Lane, continue down the hill up the other side passing a convenience store on your left. Continue to the top of the hill and take a right to stay on Weston Lane the property can be found on your right.

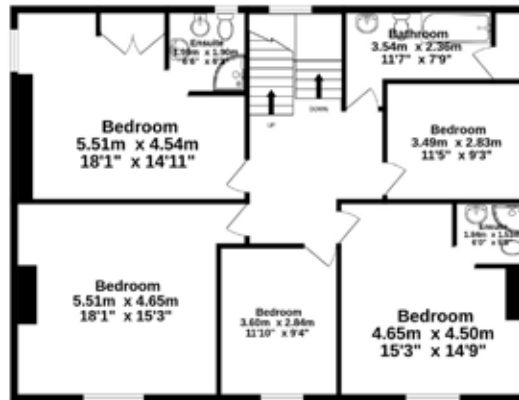
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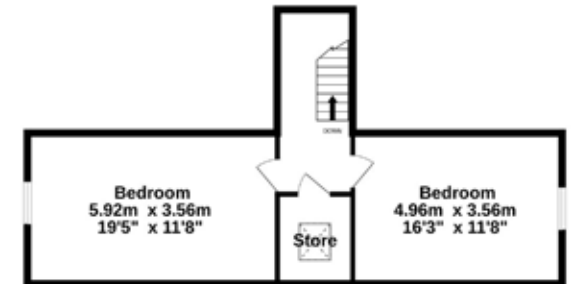
**Ground Floor**  
173.1 sq.m. (1863 sq.ft.) approx.



**1st Floor**  
110.2 sq.m. (1187 sq.ft.) approx.



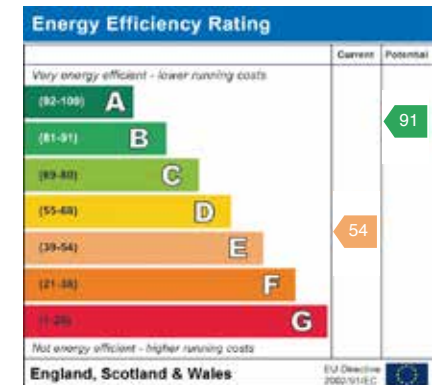
**2nd Floor**  
50.3 sq.m. (542 sq.ft.) approx.



**TOTAL FLOOR AREA : 333.7 sq.m. (3592 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: [totnes@rendells.co.uk](mailto:totnes@rendells.co.uk)



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