



Hampstead Manor Barn



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Littlehempston, Totnes, TQ9 6LZ

A detached spacious, three-bedroom barn conversion set in just over an acre to include gardens, paddock and stabling. Set in a quiet rural position. Available for purchase/or rent is an additional 2.8 acres by separate negotiation.

- Three Bedrooms.
- Family Bathroom.
- Spacious kitchen/diner.
- Good size sitting room.
- Ample Parking.
- Detached timber stabling for three.
- Levels gardens and paddock of 1.0 acres
- Additional 2.8 acres of pasture (available by separate negotiation/or by rental agreement).
- Light and airy accommodation.
- Some rural parkland views.
- No onward chain.

Guide Price £615,000

Totnes 2.5 miles approx. Dartmouth 16.8 miles approx., Exeter 25.3 miles approx., Plymouth 26.3 miles approx., Newton Abbot 7.3 miles approx., Torquay 8.9 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Hampstead Manor is situated within the parish of Littlehempston, south of the A381 Totnes to Newton Abbot Road. The village has a church and a popular The Tally Ho inn.

The property lies within convenient reach of the towns of Totnes and Newton Abbot, whilst being set in a rural location. There is a mainline railway station in Totnes bringing London within 3 hours travelling. Nearby Totnes is about 2 miles and offers an interesting range of independent shops, cafes and restaurants, galleries and good educational provision. The River Dart is celebrated for sailing and rowing and the beautiful South Devon coast is less than 30 minutes' drive. Other close by features include Dartington Hall and the Dart Valley steam railway.

The cities of Exeter and Plymouth are both within easy commuting distance with Exeter Airport located at Clyst Honiton in East Devon.



Description

Hampstead Manor Barn is well presented throughout with solid wooden floors to the ground floor. Solid wooden doors throughout and solid oak balustrade to the main staircase. Enjoying lots of natural light. Impressive sitting room with focal woodburner. Surrounded with its level garden and paddock. A short distance of 435 meters up the road is an additional paddock of 2.8 acres (available by separate negotiation/or by rental agreement).

Viewing is highly recommended to appreciate the internal finish of this characterful barn.

Accommodation

Front door into inner hall with inset spotlights and solid wood floor leading through to the sitting room with triple aspect, Hillary's gable end shutters, inset spotlights, freestanding woodburner with granite mantel, enjoying views over its gardens and paddock. Ground floor W.C. and hand wash basin. Useful storage cupboard housing the oil-fired combi boiler. Kitchen/Diner with electric underfloor heating, good ceiling heights, inset spotlights and tiled floor with honed and filled travertine, solid wooden worktops with a range of undercounter and wall gloss finish units. Two Neff undercounter ovens with Neff four ring hob, Neff extractor hood, sink and drainer, integrated washing machine, integrated Neff dishwasher, integrated undercounter fridge/freezer. Plenty of space for a formal dining table with designer pendant lighting. There are also feature kickboard spotlights under the units. Door opening out onto a gravelled terrace, ideal for alfresco dining. To the main hall is a useful understairs cupboard. Stairs rise to the first floor.

First floor

Enjoying plenty of natural light from the velux window. Spacious landing with useful storage cupboard. Master Bedroom with partially vaulted ceiling, inset spotlights with gable end window overlooking the meadow and orchard beyond. Built-in cupboards along one side, plenty of space for an additional dressing table. Bedroom Two with large gable end window taking in views over the paddock and stabling beyond and large built-in wardrobes, inset spotlights, plenty of room for additional cupboard space. Bedroom Three with two roof lights (currently used as an occasional bedroom and home office). Smartly presented family Bathroom with bath, hand wash basin, W.C. and corner shower enclosure with hand attachment with tiled floor and walls with honed and filled travertine.

Gardens and Outside

The property is accessed over a bricked driveway leading to the parking area. The immediate garden is mainly laid to gravel and raised beds, ideal for the green fingered with a southerly aspect and paddock beyond.

Timber Framed Stabling

Offering three stables, electricity, lighting and rubber matting flooring with useful storage shed to the end. These are moveable and do not have any foundations.



Paddock

The Paddock is divided into two with two useful timber field shelters making this an ideal equestrian starter property.

Additional Land Guide Price £40,000

Additional land is located 435 metres up the road from the property with a shared entrance leading to 2.81 acres of pasture. The field is available by separate negotiation. Location: What3Words: vibes.replaying.lamenting

Tenure

Freehold.

Services

Mains electricity, mains water supply (metered), private drainage (Klargester septic tank). Oil-fired central heating and hot water which can be converted to run on vegetable oil.

Agents Note

The neighbour has fishing rights of the river and has a Right of Way at the bottom of the paddock to access the river. The stables are on skids and are within the curtilage of the garden area without foundations. The property is next door to a South West Fresh water distribution centre.

Council Tax

Band E.

Energy Performance Certificate

Rating C.

Local Authority

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

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From the A381 Totnes to Newton Abbot Road turn off where signposted Littlehempston just to the south-west of the Pig and Whistle Public House heading down into the village over the stone causeway bearing left passing the Tally Ho Pub on your left. Continue up and out of the village on Grattons Lane take turning left signed South West Water, continue to the bottom of the hill and the property is on the left.

What3words ///fruity.torso.patrolled

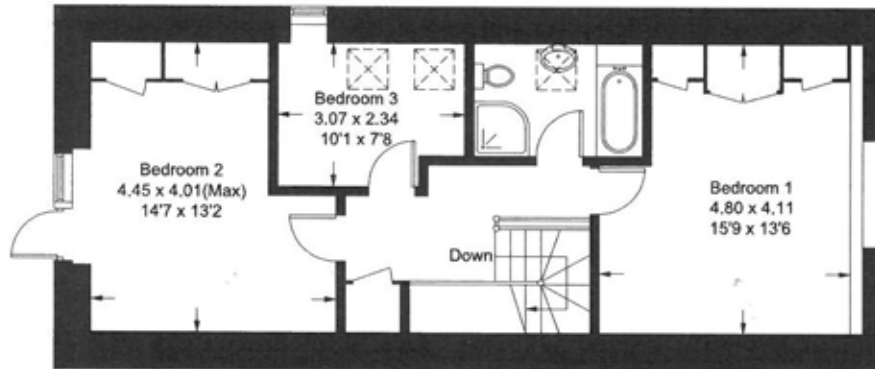


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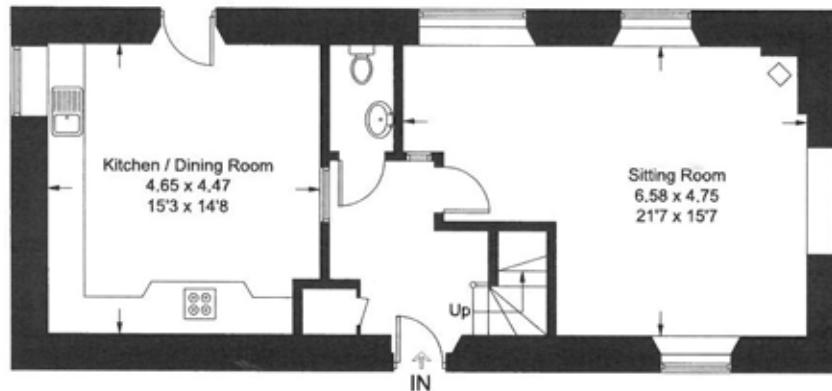
Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft

Outbuildings = 66.8 sq m / 720 sq ft

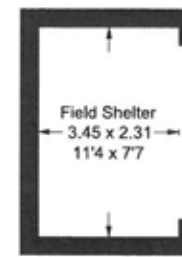
Total = 187.6 sq m / 2020 sq ft



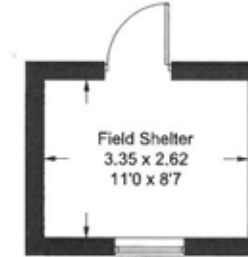
First Floor



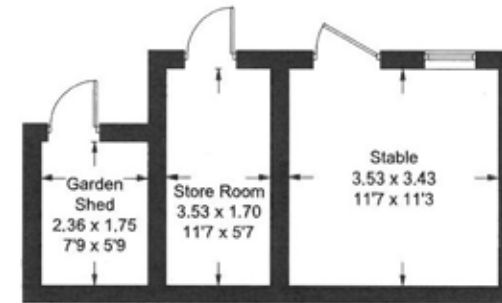
Ground Floor



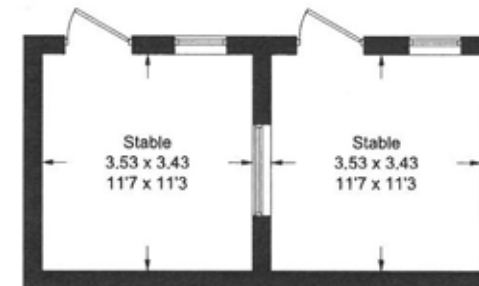
Outbuilding 3
(Not Shown In Actual Location / Orientation)



Outbuilding 4
(Not Shown In Actual Location / Orientation)



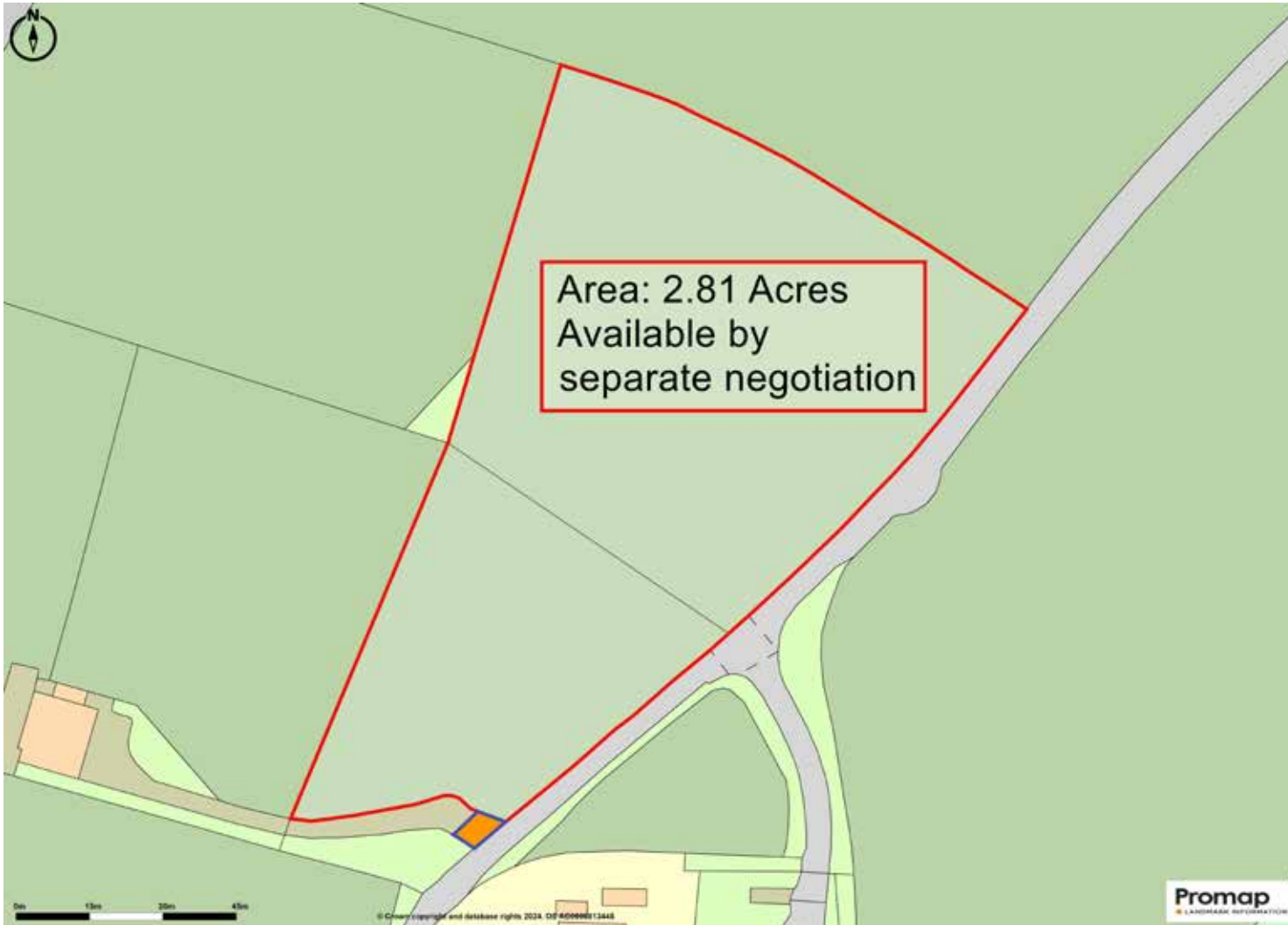
Stabling
(Not Shown In Actual Location / Orientation)



Stabling
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052255)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	



Consumer Protection from Unfair Trading Regulations 2008

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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 5) Any area measurements or distances referred to herein are approximate only.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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