



Country Gardens

RENDELLS

Country Gardens

Tristford Road, Harberton, Totnes, Devon, TQ9 7SP

Set in an elevated position of 1.65 acres of manicured gardens, a beautiful English garden setting with a substantial barn and first floor accommodation, parking and outbuildings with further potential (subject to the necessary planning consents). Requiring significant works.

- Idyllic location
- Fantastic views
- Beautiful formal gardens
- First floor barn accommodation offering two bedrooms (potential to extend subject to the necessary planning consents).
- The site potential is abundant
- In need of significant works

Guide Price of £695,000

Plymouth approx. 22.4 miles, Exeter approx. 32.4 miles, Newton Abbot 11.7 approx. miles, Dartmouth 11.3 approx. miles, Ashburton 11.4 approx. miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Set in an elevated position enjoying far reaching views, just $\frac{3}{4}$ of a mile away from Harberton which offers a Church, popular Church House Inn, recreation ground and village hall. Totnes is some 3.5 miles away, being 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.

Description

Country Gardens is set in a truly tranquil location within easy reach to Totnes, the gardens and grounds have been the subject of much time and effort creating a truly English country garden. The barn offers potential subject to any necessary planning consents as do the grounds. The off-grid way the site has been developed would suit further enhancement. Viewing is a must to appreciate the views and gardens.



Barn and Accommodation

Main garage in the barn with four section folding metal doors. Concrete floor, good ceiling heights with timber frame and cladding outside.

Entrance through storm porch with tiled floor, large wooden doors opening into ground floor storage, which is block built with wooden cladding and good head height. This space offers an opportunity to incorporate into living accommodation (subject to the necessary planning consents).

Stairs rise from the storage area to the first-floor accommodation.

First Floor

The accommodation is laid out in four rooms and a bathroom, consisting of: Bedroom with skylights, window overlooking the front courtyard, with wooden floor, space for wardrobes and drawers. Kitchen/Diner with a range of freestanding antique units with marbled worktops, space for cooker, sink and drainer, space for fridge and free standing multi fuel Hamlet woodburner with tiled surround. Housing containing a lithium battery which would provide enough energy for lighting and television on an occasional basis. Bathroom with built-in large shower enclosure with sliding doors, monsoon shower head and hand attachment, W.C. sink and vanity unit with hot water immersion cupboard. Large doors open out from the kitchen/dining area onto the superb decking, ideal for alfresco dining taking in a splendid vista across the formal gardens surrounded with wildlife and bird song.

Rear hall with roof light, useful shelving. Bedroom two with high level window overlooking the front courtyard and skylight. Good-sized sitting room with window overlooking the front courtyard and countryside beyond with views towards Dartmoor.

Gardens and Grounds

Private gated entrance with driveway leading down to the yard and residence. Gardens divide into three main areas on a gently sloping well drained ground with hedged lawn area. To the first area is a formal vegetable and raised garden divided into pathways with a fruit cage. To the second area is a pear trees, apple trees, cherry trees and several varieties of plum trees and the third area set aside for vegetables with rhubarb, plenty of space for tilling and nursery beds with further lawn area at the top.

At the top of the gardens is a lawned area with a summerhouse, taking in some spectacular views towards Haytor and across the surrounding South Hams countryside. The gardens have been meticulously developed and maintained by the present owner. Offering further potential for the green-fingered or additional structures/dwellings (subject to the necessary planning consents from South Hams District Council).



A courtyard and surrounding outbuildings

The courtyard offers plenty of parking for vehicles, stone walled ornate pond with stone walling and gravel path leading around the barn, with an original reclaimed Victorian style greenhouse wrapping around the end and the side of the barn.

A block built onduline clad workshop with a pedestrian double door with concrete floor, electric sockets. Additional store/generator house housing two diesel tanks, housing the generator and back-up lister generator. A Timber framed wooden clad store/woodshed. Windows overlooking the courtyard.

Services

6 kilowatt red diesel generator. An additional backup generator and battery power (which runs lights on a 12 volt system). Mains water. Cesspit and soak away. Rainwater collection for the two greenhouses.

Tenure

Freehold.

Council Tax

Banding A.

Energy Performance Certificate

Energy rating D.

Local Authority

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

Agents Note

Certificate of Lawfulness first schedule existing use as a single dwelling.

Viewing

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From Totnes take the Plymouth Road leading out through Follaton about 2.5 miles on reaching Fork Cross turn left signed Harberton. Continuing up the hill Taking 3rd right signed Harberton. Continue up the hill and the entrance is the first of the left.

What3words ///shift.extra.relishes



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Approximate Gross Internal Area = 197.5 sq m / 2126 sq ft

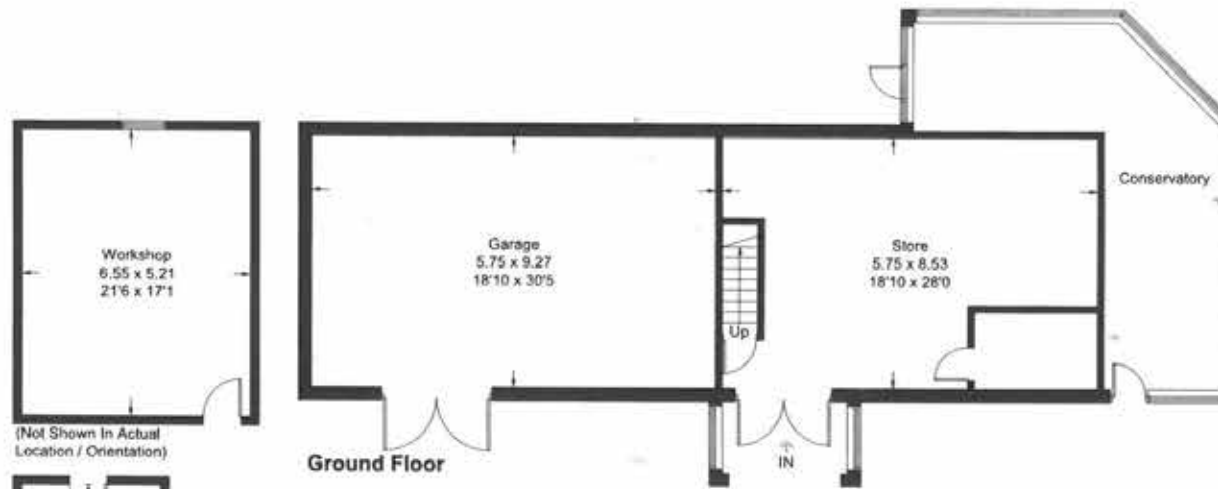
(Excluding Conservatory)

Outbuildings = 77.3 sq m / 832 sq ft

Total = 274.8 sq m / 2958 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID952019)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		64	80
		EU Directive 2002/91/EC	



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57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

