



# The Merchants House

10 High Street, Totnes, TQ9 5RY





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Guide Price of £795,000

A Grade II\* listed historic house located in the centre of Totnes town currently arranged as a shop, two residential apartments and offices.

- A fantastic opportunity to acquire this mixed use historic property, dating back to 1404, located in the centre of Totnes town
- Currently arranged as part commercial and part residential
- Retail shop
- One bedroom apartment
- Two bedroom apartment
- Offices
- Many historic character features

Plymouth approx. 23.2 miles, Exeter approx. 28.6 miles (London Paddington via Totnes Train Station approx. 2.45 hours).

One of the most historic buildings in Totnes, The Merchants House is a mixed use property currently split between retail shop premises, two residential let apartments and offices.

This historic house has been in the same ownership for 30 years and the owners have carefully preserved and managed the property within the Grade II\* listing. Dating from 1404, it was originally a halled house and residence. Mayor Ryder lived there from 1404 to 1427. The halled house was later absorbed into a much larger property constructed around 1550 by a wealthy local merchant Thomas Martyn. Thomas was trading in wool and tin at the time within Europe and it was he who created the impressive property we see today with its decorative plastered ceilings and elegant Oak panelling.

Fronting the High Street is the retail shop and to the side of the building a short flight of steps rise to a courtyard which leads to the front door of number 10.

On the ground floor, and behind the shop, is a one bedroom apartment with original Oak panelling and original decorative lime plastered ceilings, which are known to be some of the oldest ceilings of this type in this country. Stairs from hallway rise to the first floor which is currently used as offices. The larger of the rooms, which gives a commanding view over the old High Street, contains many historic architectural features as does the slightly smaller, but no less impressive, room to the rear.





A flight of stairs from the landing rises again to the second floor which is currently arranged as a slightly more modest two bedroom apartment.

The property could also be used as a large single family residence, as originally existed for over 300 years, subject to planning consent.

#### **Tenure**

Freehold.

#### **Council Tax**

Ground Floor Flat Band A

Top Floor Flat Band B.

#### **Energy Performance Certificate**

EPC pending has been applied for.

#### **Services**

Mains water, electric and gas. Gas fired central heating.

#### **Local Authority**

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

#### **Viewing Arrangements**

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

#### **Directions**

From Rendells office continue up Fore Street and proceed under the arch into the High Street. After a short distance the door to Number 10 can be found on your left opposite the Barbers shop.

What3Words: quite.urgent.unfocused





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57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888  
 Email: totnes@rendells.co.uk www.rendells.co.uk

