



# The Lion Brewery

RENDELLS



# The Lion Brewery

South Street, Totnes, TQ9 5DZ

A rare opportunity to acquire two apartments and a ground floor commercial Studio, with spectacular views from the roof terrace and parking for two vehicles. Mixed residential use.

- Desirable location
- 4 Beds
- 3 Baths
- Residential 1,654 sq.ft
- Commercial Studio 1,213 sq.ft
- Parking for two vehicles
- Potential to create one dwelling (subject to the necessary planning consents)
- Storage 278 sq.ft

## Guide Price £895,000

Dartmouth 13.5 miles approx., Exeter 29.5 miles approx., Plymouth 23 miles approx., Newton Abbot 8.9 miles approx., Torquay 9.3 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

### Situation

Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St. Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

### Description

The Lion Brewery has been an iconic building on South Street and has had subjective works in recent years. Previously it housed the Potter Colin Kellam whose iconic cockerels can be seen on the roof tops. The ground floor had housed the pottery kilns with extractor vents still visible. Now used as a commercial studio and offers a variety of uses (subject to the necessary planning permission).

The two apartments had in the past lapsed planning permission to create one larger maisonette.



## Accommodation

Flat Two (second floor) accessed via an external staircase leading to an impressive south facing roof terrace, glass balustrade taking in some splendid views across the surrounding countryside and down the river Dart Valley. Bi-fold doors opening into an open plan living space with valuated ceiling, exposed 'A' frames and gable end window. Cloakroom. Open fireplace enjoying plenty of natural light with roof lights and picture window. Kitchen with wooden worktops, undercounter wooden units, space for fridge, dishwasher and free-standing cooker. Inset Belfast sink with mixer tap. Stairs rise to upper floor.

## Upper Floor

With bedroom two with side aspect and built-in cupboards, impressive Master Bedroom with views over the town and towards the river Dart Valley, with built-in wardrobes and cupboards and double-glazed door. Main Bathroom with corner spa shower, hand wash basin, W.C. Useful storage cupboard. Plumbing and space for a washing machine.

## Flat One

Accessed via the staircase from the shared secure entrance. Stairs lead to the first floor with an external opening into the inner hallway. Kitchen/Diner with some exposed stonework and whitewashed walls, Juliet balcony with double glazed double doors opening in with a south facing aspect. Vinyl floor. Kitchen with a range of under counter units and drawers, integrated oven and four ring gas hob, sink and a half and mixer tap drainer, space for fridge/freezer and plumbing and space for washing machine. 'Jack and Jill' bathroom with double ended bath with central mixer filler taps, electric Mira shower, hand wash basin and W.C. Electric shaver socket. Wet Room. Door to boiler cupboard with underfloor heating controls and a Worcester Bosch gas boiler. Door to Bedroom with double glazed side aspect, plenty of room for wardrobes and drawers. Rear hall with stairs to upper hallway with sliding door to walk-in closet and separate W.C. Master Bedroom with rear aspect with a fully tiled wet room with walk-in shower, hand wash basin. Underfloor heating throughout apartment one.

The two apartments can be connected with an addition of a staircase (subject to any necessary planning consents and building control).

## Garage/Storage Area

Ground Floor area with a concrete floor and whitewashed walls. Divided into two studios with a useful storage/kitchen area to the rear. Sink and W.C. with brick concrete floor. Door with stairs to a useful substantial storage area. Secure door entering system for both flats.

## Outside

The property has a hard standing parking for two vehicles to the front. Two double doors opening into the commercial studio/ground floor accommodation area.





## Services

Flat One – Gas boiler for underfloor heating and water, mains electricity, water and drainage.

Flat Two - gas combi boiler for heating and hot water. Mains electricity. Mains water and drainage.

Commercial Studio (Commercial Space) - Electric heating comprising modern wall heaters, cold water to kitchen area, electric wall heater for hot water in hand wash area. Mains water, phase three mains electricity.

## Energy Performance Certificate

Offices and Workshop Business – energy rating D.

Flat 1 – Energy Rating C.

Flat 2 – Energy Rating F.

## Council Tax

Flat 1 – Band B.

Flat 2 – Band B.

## Tenure

The freehold of the building is being offered for sale, which includes the two leasehold flats with vacant possession on point of sale.

## Local Authority

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

## Viewing Arrangements

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

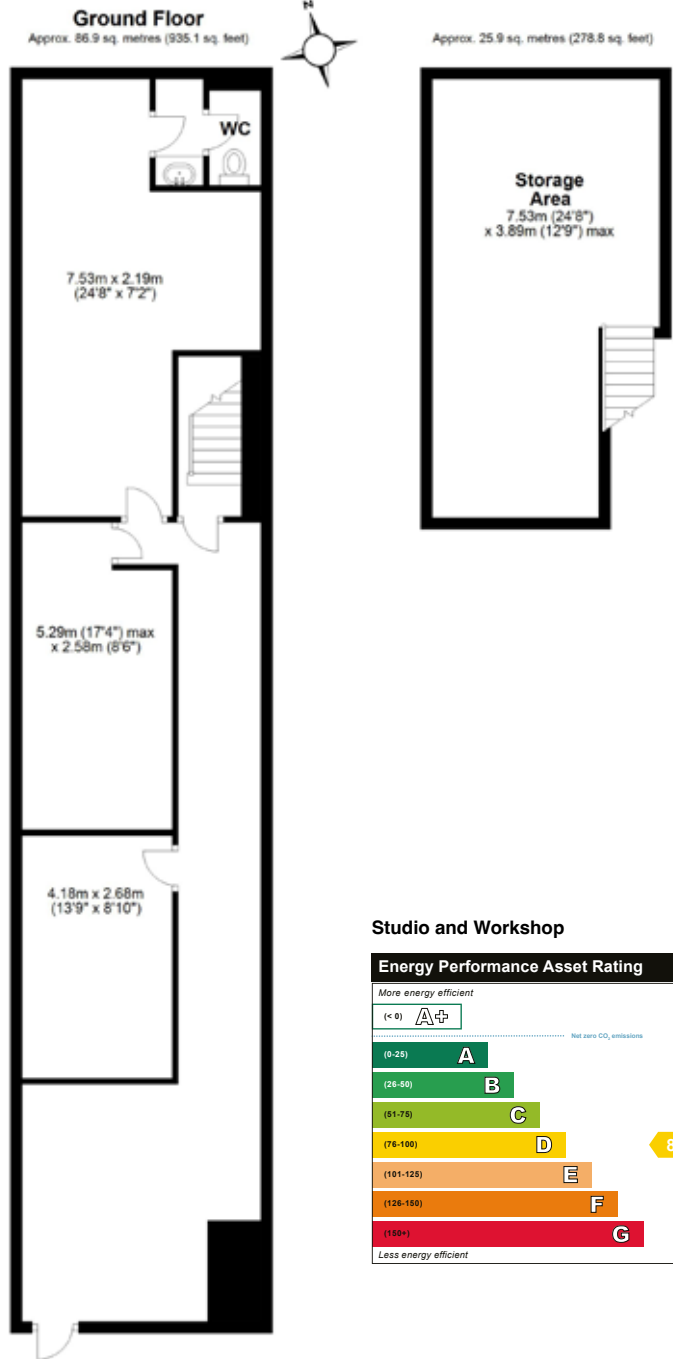
## Directions

From Rendells Office continue up Fore Street to the arch turning left on to South Street and continue along the road for 260 meters and the property can be found on your right.

**What3words** [///momentus.reserve.montage](https://www.what3words.com/#!/momentus.reserve.montage)



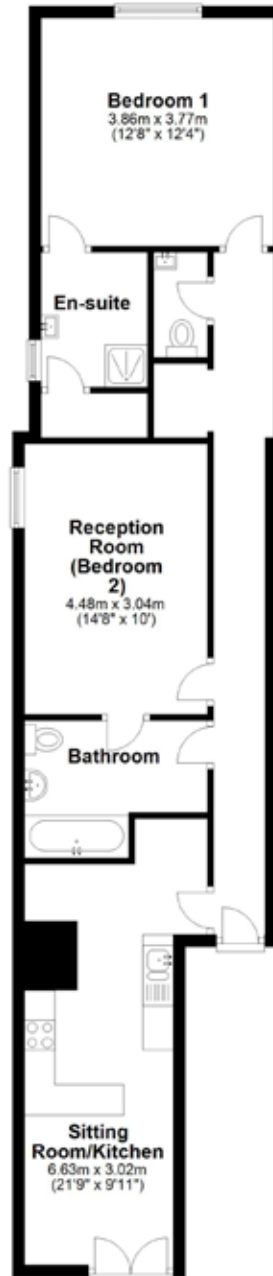
# Studio and Workshop



Total area: approx. 112.8 sq. metres (1213.9 sq. feet)

# Flat 1

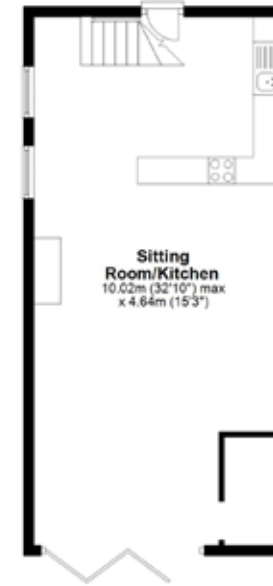
**First Floor**  
Approx. 72.9 sq. metres (785.2 sq. feet)



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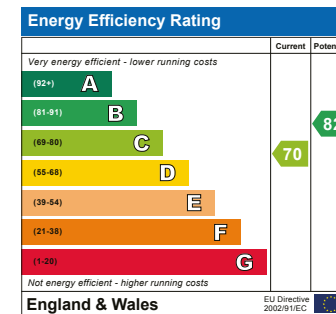
# Flat 2

**Second Floor**  
Approx. 46.5 sq. metres (502.4 sq. feet)

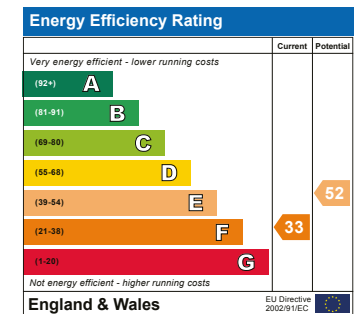


Total area: approx. 80.7 sq. metres (869.0 sq. feet)

## Flat 1



## Flat 2







#### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 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.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 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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