



The Merchants House

10 High Street, Totnes, TQ9 5RY

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The Merchants House,

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Guide Price of £685,000

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 apartments and offices. The house has always played a central role in Totnes life, having been a Merchants House, an Inn and more recently Architectural offices and apartments.

This important historic house has been in the same ownership for 30 years and the owners have carefully preserved, maintained and improved the property within the Grade II* listing. Dating from 1404, it was originally the residence for the mayor of Totnes, Mayor Ryder who lived there from 1404 to 1427. In 1550 a wealthy local merchant Thomas Martyn purchased the house and created the impressive property we see today with it's decorative plastered ceilings and elegant Oak panelling.

Fronting the High Street is a small but very successful retail outlet, and at the side of this shop is a short flight of steps up to a courtyard which leads to the door of number 10.

One half of this courtyard, which runs the length of the house, is owned by the freeholder and provides a garden and outdoor seating area

On the ground floor behind the shop, is a one bedroom apartment with original Oak panelling and original decorative lime plastered ceilings. These are known to be some of the oldest in this country. Stairs from hallway rise to the first floor rooms which were recently used as offices.



The larger of the rooms at this level, which has commanding views over the old High Street, contains many precious historical features as does the slightly smaller, but no less impressive, room to the rear.

A flight of large open stairs from the first floor lead to the second floor which is currently arranged as a slightly more modest two bedroom apartment.

Permission has recently been obtained to convert the top two floors into a large maisonette, if required.

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

Tenure
Freehold.

Council Tax
Ground Floor Flat Band A
Top Floor Flat Band B.

Energy Performance Certificate
Grade II* .

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.

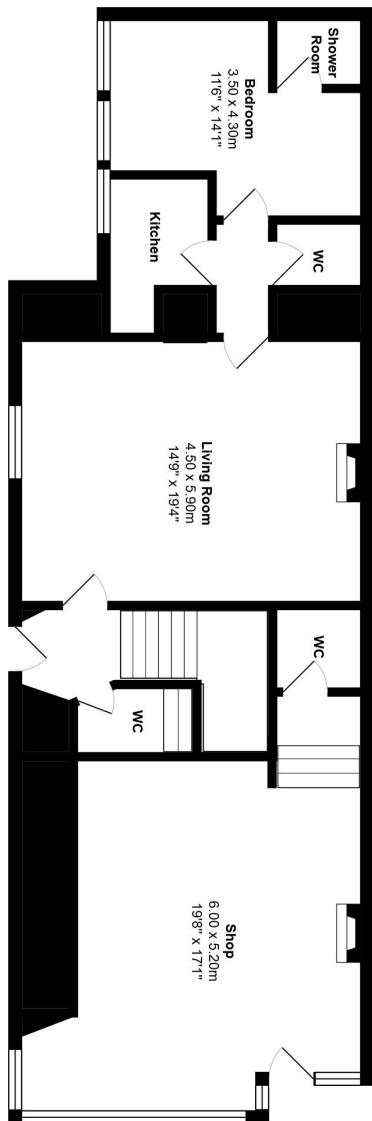
What3Words: quite.urgent.unfocused



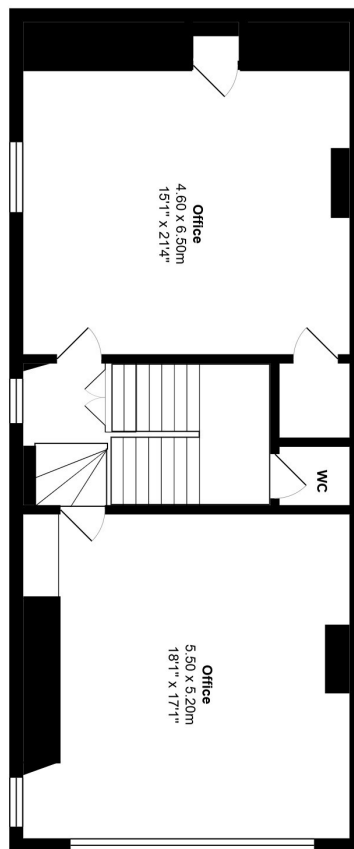
All measurements are approximate and for display purposes only

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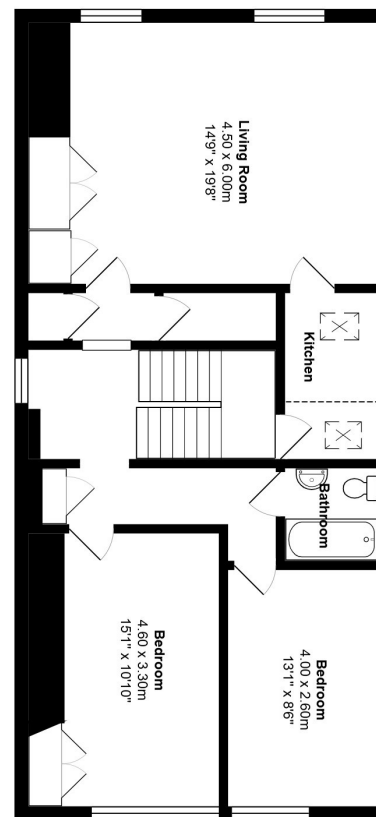
Ground Floor



First Floor



Second Floor



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 finalizing their offer to purchase.
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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 finalizing 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.

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