



Walnut Cottage

71 Fore Street, Totnes, TQ9 5NJ

RENDELLS

Walnut Cottage

71 Fore Street, Totnes, TQ9 5NJ

A Grade II listed hidden gem tucked off Totnes Fore Street offering 3 bedrooms, office, open plan characterful ground floor living, impressive sitting room opening out onto the terrace. Gardens with hexagonal studio.

- Character features
- Three/Four Bedrooms
- Attractive walled garden
- Garden Studio
- Tucked away location
- 160 sq m of accommodation

Guide Price £625,000

Buckfastleigh (7.7 miles) approximately, Ashburton (8.5 miles) approximately, Newton Abbot (9.4 miles) approximately, Plymouth (23.1 miles) approximately, Torbay (9.7 miles) approximately, Exeter (29.6 miles) approximately, via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Tucked away off Fore Street. Totnes is one of Devon's gems, full of colour and character, which stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. The coastal area of Torbay is also within 8 miles away.

Description

The property originally dating back to the fourteenth century and has in the past been significantly improved and an extension added by a previous owner. The particular features are the exposed stonework and wooden floors. Good sized wall garden with terrace, mature trees and hexagonal garden studio with patio. Offering master bedroom ensuite with built-in cupboards. Superb Totnes hideaway.

Accommodation

Entering in through a shared walkway leading to the front door opening into the inner hallway which is tiled throughout to the kitchen. Underfloor heating throughout the ground floor. The flexible built-in kitchen with dining area with stone floor, exposed wooden floors in the dining area. With bespoke solid wooden undercounter units



with solid marble type worktops with built-in undercounter electric oven. Four ring gas hob. Sink and drainer with mixer tap. Enjoying plenty of natural light from the roof lights spanning the length of the kitchen area. Plenty of space for a dining table with a useful understairs pantry/storage. Rear hall with wooden floor and space for a desk. Bedroom Four/office with window overlooking the front courtyard. Useful understairs cupboard with slate/stone floor. Impressive sitting room with exposed floorboards, inset spotlights, four panel Bi-fold door opening out onto the superb terrace with steps leading up to the garden area.

Stairs rise from the rear hall to the first floor.

First Floor

Enjoying plenty of natural light from the four panelled roof light. First floor landing with exposed original stone wall. Storage cupboard with boiler room. Master Bedroom and ensuite with fully tiled walk-in shower. Hand wash basin, W.C. and velux window. Bedroom with exposed floorboards. Vaulted ceiling. Useful built-in cupboards. Two velux windows and large window with views over the enclosed rear walled garden. Bedroom Two with window overlooking the internal courtyard. Space for wardrobes and draws. Rear hall with exposed original floorboards. Bathroom with bath and central mixer tap. Hand wash basin and wall hung W.C. Inset spotlights. Useful double cupboard housing the washing machine and tumble dryer. Stairs rise to the second floor.

Second Floor

Bedroom Three with vaulted ceiling and two roof lights. The room does have restricted head height to the W.C., hand wash basin and bath with roof light.

Gardens and Outside

The garden has some mature planting with fig, walnut and olive trees and a magnolia tree. A hexagonal garden room/studio with electricity and benefits from its own fuse board and water supply, this would make an ideal entertaining space or home office. There is a useful cat flap to the rear garden through the wall from the sitting room.

Tenure Freehold. **Council Tax** Banding D.

Energy Performance Certificate Energy rating C.

Services Mains electricity. Mains water. Gas central heating.

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 Rendells Office continue up Fore Street to the arch and the entrance is to the lower side of the Fusion shop on the right-hand side.

What3words ///economics.arts.thrashed



Walnut Cottage, Totnes, TQ9 5NJ

Approximate Gross Internal Area = 160.3 sq m / 1726.2 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180311)

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.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk

RENDELLS

www.rendells.co.uk

rightmove

RICS

The Property Ombudsman