



The Old Forge

Gripstone Farm, Halwell, Totnes, TQ9 7JF

RENDELLS

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Guide Price of £225,000

A detached one bedroom Pied-à-terre set in a delightful tucked away location, offering mature gardens, south facing terrace and views over the surrounding orchard. Parking for two vehicles.

Mileages

Plymouth approx. 23.3 miles, Exeter approx. 35.1 miles, Dartmouth approx. 8.5 miles, Kingsbridge approx. 6.1 miles, Newton Abbot approx. 21.5 miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Equidistant between Halwell and Moreleigh and centrally located for access to Totnes, Dartmouth and Kingsbridge. The village of Halwell has a public house, church and there is a nearby fuel station with a licensed shop. The village of Moreleigh is just a short walk away and has a public house, church, community village hall and play park and bike pump track. Beyond that is the area of Gara Bridge which is a great valley for walking. The beautiful South Hams coastline is just a short distance away with beaches, golf, boating and country walks all being catered for making Halwell an excellent spot to be.

The nearby market town of Totnes has a mainline railway station giving direct access to London Paddington with easy connection to St. Pancras and the Eurostar. There is also excellent access to the A38 Devon Expressway with links to Plymouth and Exeter, where it joins the M5. Totnes boasts a market as well as a good selection of independent shops.

Description

The property has been a much enjoyed bolt hole for many years. It has been able to be used as a permanent residence or for holidays. Set in a tucked away Devon Valley with views over the surrounding countryside and orchard. The property is within walking distance to two Pubs and a Bus stop at Halwell. Offering parking for two vehicles, plenty of natural light to the main living area with a light and airy feel throughout.

Viewing is highly recommended to appreciate the secluded and accessible position.

Accommodation

Storm porch and wood store to the front of the property. Entering in through a stable door with two steps leading up to the entrance area. Open plan living with chimney breast, inset woodburner and stone hearth. Cupboard housing the Worcester Oil fired boiler. Useful alcove for wood storage and shelves. Plenty of space for a dining table and soft seating. Two large velux windows and gable end window. Kitchen area with a range of wall mounted and undercounter units. Electric oven and four ring electric hob. Undercounter fridge. Sink and a half drainer with obscured glass side aspect. Inset spotlights. Double Bedroom with built-in shelves on either side with a set of draws and a hanging rail with front aspect. Bathroom tiled to half wall height surrounding the bath, W.C. and hand wash basin. Inset spotlights. Fully tiled shower enclosure with Mira Fino Thermostatic Shower Valve. Window with views over the garden.



Outside
The property is accessed over a ¼ mile shared driveway leading to its own private parking for two vehicles laid to gravel. There is also space for visitor parking.

Lawned south facing garden with some mature planting and rose bushes. The garden also has vehicular access. To the front of the property there is a mature herbaceous border and tiled south facing terrace area.

Tenure **Council Tax**
Freehold. Band B.

Energy Performance Certificate
Energy rating E.

Services
Mains electricity, mains water, private drainage (septic tank shared with a neighbour). Worcester Bosch oil fired combi boiler providing Heating and hot water. Internet (Airband) broadband connection.

Agents Note
One-sixth share of the freehold driveway with a Service Charge of £250.00 per annum.

Local Authority
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Viewing Arrangements
Strictly by appointment with a member of the Rendells team on 01803 863888.

Directions
From Totnes proceed towards Kingsbridge on the A381. Proceed through the village of Harbertonford and into Halwell. Upon reaching Halwell turn right signposted Moreleigh and follow the road down the hill across the small bridge and take the next right signed Gripstone. Farm. Proceed along this track for approximately 150 metres taking the second left into the courtyard where the property can be found in front of you. w3w.:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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Approximate Gross Internal Area = 44.0 sq m / 473 sq ft

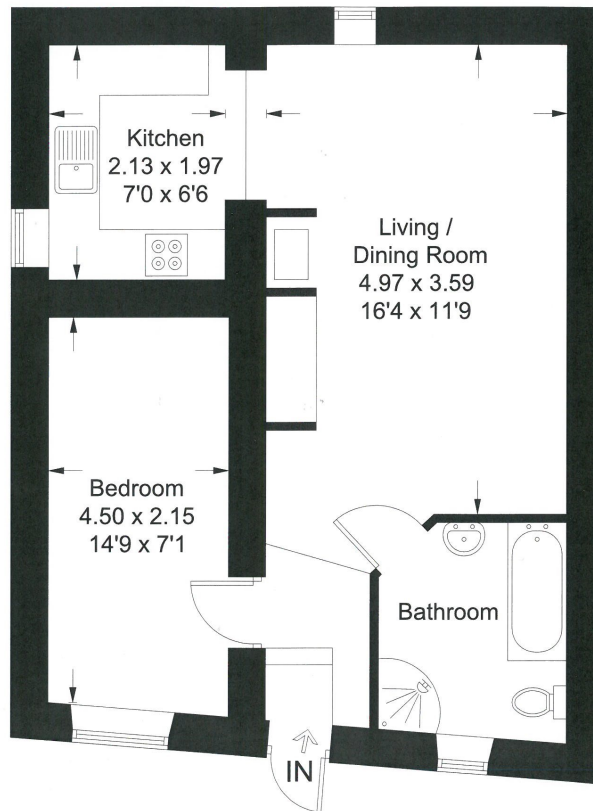


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