



1 Stoop Orchard

RENDELLS

1 Stoop Orchard

Broadhempston, Totnes, Devon, TQ9 6BQ

A secluded well presented, semi detached property offering four bedrooms, two bathrooms, extensive gardens and ample parking. Detached garage and large workshop with super eco credentials.

- Four Bedrooms
- Two Bathrooms
- Two reception rooms
- Utility
- Detached double garage
- Large workshop
- Well stocked large gardens
- Ample parking
- Character features
- 0.32 acres of gardens and grounds
- Excellent eco credentials

Guide Price £750,000

Totnes 4.9 miles approx., Exeter 27.7 miles approx., Plymouth 26.4 miles approx., Newton Abbot 6.5 miles approx., Ashburton 5.4 miles approx., Buckfastleigh 5.8 miles approx., (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The ever-popular village of Broadhempston offers an ancient Parish Church, noted primary school, community shop & post office and two lovely village inns. A modern village hall supports a range of social activities. The surrounding countryside is attractive and unspoilt and provides excellent opportunities for outdoor pursuits. The historic and celebrated market town of Totnes is about 7 miles and offers an interesting range of small shops, cafes and restaurants, galleries, excellent educational provision and a main line station to London Paddington. The larger market town of Newton Abbot is about 4.7 miles and offers a wide range of amenities. The beautiful South Devon coast and Dartmoor National Park are both within easy motoring distance.

Description

1 Stoop Orchard has been the subject of significant improvement in recent years in particular through its Eco credentials with Air Source Heat Pump, Tesla battery and an array of Solar Panels. Making this a future proofed energy home. Set over four levels with an impressive lower ground floor sitting room spanning the full width of the property with patio doors opening out onto a delightful, cobbled courtyard with an impressive fireplace, with the main kitchen/dining room all on one level. Gable end window and doors looking across the courtyard garden through the archway leading the eye to the path and gardens beyond.



If you are looking for a family home in a delightful village setting of Broadhempston, then this is a must view property. The property is available fully on the open market for the first time since it was built in 1978.

Accommodation

Steps lead up to the main entrance door into the inner hall with cloakroom cupboard, separate W.C. and hand wash basin. Kitchen/Diner with exposed beam, inset spotlights with a range of undercounter and wall mounted units with glass fronted display cabinet with solid wooden worktops, free standing Island with stainless steel worktop with space for a dishwasher and a large American style fridge/freezer. Large walk-in pantry. Four Zoned induction hob with integrated Bosch oven, conventional fan oven and space for microwave. Impressive dining area with vaulted ceiling, gable end window with double doors opening out onto the decking, steps leading down to the path through the archway of wisteria. Surrounded by well stocked gardens creates an atmospheric feel to the dining area. Utility with built-in cupboard, plumbing for washing machine, housing the Tesla battery. Stairs lead to the lower ground floor and up to the first floor.

Lower Ground Floor with a sitting/dining room with exposed whitewashed floorboards with triple aspect, good ceiling heights, exposed stone fireplace with slate hearth with inset woodburner. Large patio doors opening out onto a cobbled courtyard, with partially covered roof and wisteria looking out across the gardens. Useful downstairs cupboard.

Stairs rise to the first floor hall, with an additional flight of stairs leading up to the Master Bedroom enjoying superb canopy views across the gardens with built-in wardrobes. Newly fitted Ensuite with bath, separate shower enclosure, shower valve and Monsoon shower head. Hand wash basin, W.C. and vanity unit with chrome towel rail. Dimmable lights. Second Bedroom - single bedroom with front aspect, space for cupboards. Stairs rise to the second floor.

Second Floor with good size double bedroom, built-in understairs cupboard. Views across the gardens. Excellent ceiling heights. Family Bathroom with large walk-in shower enclosure with Monsoon shower head and hand attachment, antique style vanity unit with built-in sink and mixer tap. W.C. Stairs rise to the third floor.

Third Level with access to the loft space. Good size double bedroom with gable end window and velux window. Plenty of space for free standing wardrobes.

Gardens and Outside

With tarmacked driveway and a Philadelphus shrub leading to double gates opening into a driveway with parking for several vehicles. There is a covered terraced courtyard with cobbles, which is accessed from the sitting/dining room. There is a large granite pig's trough creating a pond.

Garage

Double garage with electric roller shutter doors. Currently used for storage but it is substantial with storage above in the eaves. Attached to the back of the garage is a blocked built workshop.



Workshop

With double glazed windows to the rear. Insulated roof with a mezzanine storage area, concrete floor, roller shutter door. Offering huge potential (subject to any necessary planning consents).

Decking/Alfresco Dining/Outside Cooking Area

Decking area and steps lead from the kitchen/dining room down to a courtyard area with stone wall and mature planting with archway of wisteria. The eye leads through the archway with flag stone pathway leading to an enclosed alfresco dining area with wisteria and grapevines, ornate water feature, granite trough (not included in the sale) and stone wall with an outside cooking area. Pathway leads under a further pergola and hanging wisteria leads to a vegetable growing area with two greenhouses, raised beds, fruit cage, pathways, rhubarb and useful large, corrugated tin shed. Ideal for the green fingered. Further pathway leads to a formal lawned gardens with pergola and further entertaining space. Secret garden and pond to the corner with apple trees, cherry tree, greengage tree and gunnera. Hornbeam hedges. At the top of the garden there is a delightful summer cabin in a secluded position with olive trees, David Austin Roses to the borders.

Formal gardens are partially stoned walled. This is truly a magical well stocked garden offering seclusion and delight around every corner.

Services

The property is supplied by mains electricity, mains water and mains drainage. Solar Array of 10 panels, Tesla battery, Air Source Heat pump.

Council Tax Band E.

Energy Performance Certificate Energy performance rating C.

Tenure

The property is sold freehold with vacant possession.

Local and Planning Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. www.teignbridge.gov.uk. 01626 361101.

Viewing Arrangements

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

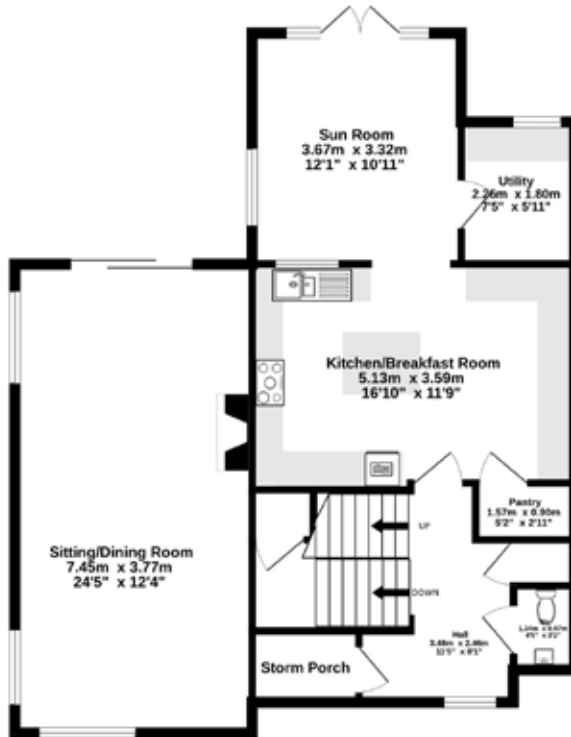
Directions

Leave Totnes on the A381 Newton Abbot Road. Turn left opposite Red Post Garage and follow this road for approximately 2.26 miles following the signs for Broadhempston. Until reaching Vicarage Cross, turn left then immediate right. Continue down into the village for 0.3 of a mile and the property can be found on your left.

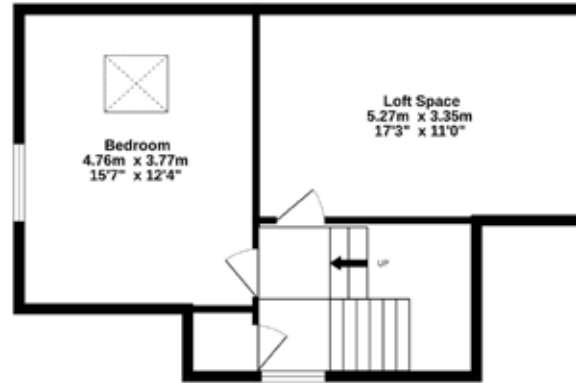
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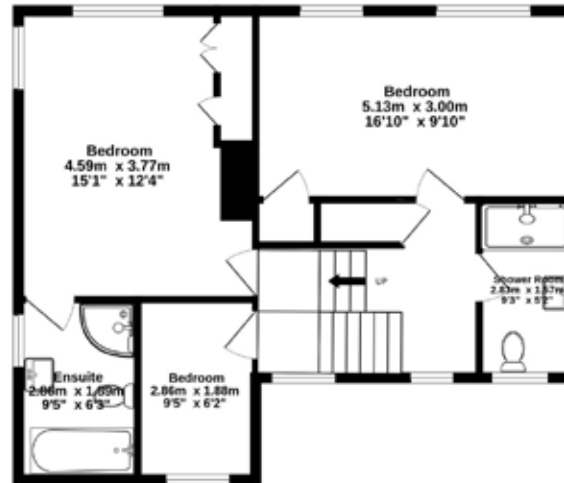
Ground Floor
78.9 sq.m. (850 sq.ft.) approx.



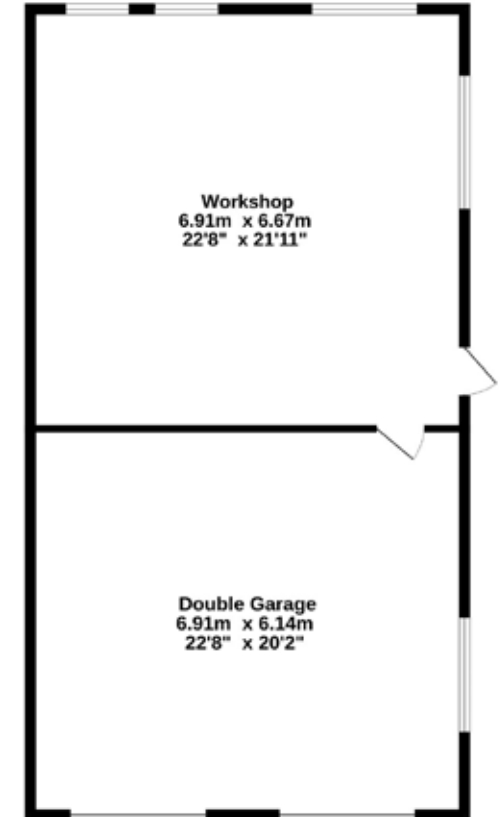
2nd Floor
45.5 sq.m. (489 sq.ft.) approx.



1st Floor
57.3 sq.m. (617 sq.ft.) approx.



Garage/Workshop
88.4 sq.m. (952 sq.ft.) approx.



TOTAL FLOOR AREA : 270.2 sq.m. (2908 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(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	



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