



# The Gallery

Lower Blakemore Farm, Harberton, Totnes, TQ9 6DN

RENDELLS



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A splendid detached four bedroom stone barn conversion, set in an elevated position with views towards Dartmoor with 'Haytor' being visible. Front gardens and parking. Layout as reverse level accommodation. Enclosed courtyard garden.

- Four Bedrooms
- Two Bathrooms
- Open Plan Living
- Parking
- Rural aspect
- Far-reaching views

## Guide Price £460,000

Totnes approx. 2.7 miles, Plymouth approx. 21.5 miles, Exeter approx. 31.7 miles, Newton Abbot 10.5 approx. miles, Dartmouth 14 approx. miles, Ashburton 10.6 approx. miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

Set in an elevated position enjoying far reaching views, just  $\frac{3}{4}$  of a mile away from Harberton which offers a Church, popular Church House Inn, recreation ground and village hall. Totnes is some 2.7 miles away, being a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the river Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

### Description

The Gallery offers a light and airy accommodation throughout with impressive, valuated ceiling entrance hallway with a large three bay fronted window and first floor open plan living. Set in a rural setting. Requiring some updating.

### Accommodation

Sloped access up to the front door leading into a vaulted ceiling double height entrance hall with stairs leading to the first floor.

### Ground Floor

Master Bedroom with rear aspect. Ensuite with W.C., hand wash basin and shower enclosure with shower valve. Two Further ground bedrooms with side and rear



aspect. Useful utility room with plumbing and drainage for washing machine. Also housing the boiler and storage cupboard with water cylinder. Useful understairs cupboard. Family bathroom with hand wash basin, W.C. and shower mixer tap with rear aspect. Double doors opening out onto the rear courtyard garden. Stairs rise to the first floor.

## First Floor

With galleried landing with four velux windows set out across the open living area. Glazed double doors opening out onto a decked area ideal for alfresco dining. Taking in some splendid views across the surrounding countryside. Kitchen/Dining area with inset spotlight with a range of undercounter and wall mounted units. Free standing four ring gas cooker. Space for fridge/freezer. Pendant light over the dining area. Sitting Room with partially vaulted ceiling with dual aspect. There is a chimney breast (currently with electric coal effect fire). Bedroom Four with triple aspect with plenty of natural light. Separate W.C.

## Gardens and Grounds

Driveway leading to a parking area for three/four vehicles. Lawned area to the front.

## Tenure

Freehold.

## Energy Performance Certificate

Energy rating D.

## Council Tax

Band E.

## Services

Mains electric, mains water and mains gas. Private drainage.

## Local Authority

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

## Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents on 01803 863888.

## Directions

From Totnes take the Plymouth Road leading out through Follaton pass the National Speed limit signs. Continue into the countryside for about 0.73 miles then turn left signed Blakemore. The property is up the hill on the left.

**What3words** [///archduke.stun.gazette](https://www.what3words.com/?q=///archduke.stun.gazette)



**Ground Floor**  
78.9 sq.m. (849 sq.ft.) approx.



**1st Floor**  
85.6 sq.m. (922 sq.ft.) approx.



**TOTAL FLOOR AREA : 164.6 sq.m. (1771 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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