



Cider House

at Lower Blakemore Farm, Harberton, Totnes, TQ9 6DN

RENDELLS

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A substantial detached Grade II listed stone barn conversion offering three bedrooms, ample parking, level lawned garden. Four bay open fronted garage.

- Three Bedrooms
- Two Bathrooms
- Open plan living
- Parking
- Rural aspect
- Far-reaching views
- Open fronted Linhay
- Parking and lawned gardens

Guide Price £400,000

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 property has reverse level living offering two ground floor bedrooms, family bathroom, shower room and separate W.C. Open plan living with a light and airy accommodation on the first floor with some far-reaching views. Offering plenty of parking, needs some renovation. The Cider House has a date plate/foundation stone with ERH 1779.

Accommodation

A door into ground floor inner hall with exposed floorboards. Ground floor bedroom with three panelled window allowing plenty of natural light, good ceiling



heights, exposed beam and a convenient sink and separate shower enclosure. Airing cupboard housing the hot water cylinder. Bathroom with bath and shower attachment, hand wash basin and W.C. Useful understairs storage area with a water supply for a washing machine. Further storage also housing the Worcester Bosch boiler. Stairs rise to the first floor to the landing.

First Floor

Open plan living area with kitchen/dining area with vinyl flooring with a range of undercounter and wall mounted units, free standing four ring gas cooker, sink and a half drainer. Sitting room area enjoying good ceiling heights, triple aspect with views over the surrounding countryside. Stone surround fireplace. External door and steps leading down to the ground floor.

Ground Floor

Bedroom with views over the gardens and countryside beyond. Separate W.C. and hand wash basin.

Gardens and Outside

Plenty of parking. Lawned gardens and open fronted four bay Linhay ideal for storage and parking. There is a parking for the Farmhouse in a designated area to the front of the The Cider House.

Tenure

Freehold.

Energy Performance Certificate

Energy rating D.

Council Tax

Band C.

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

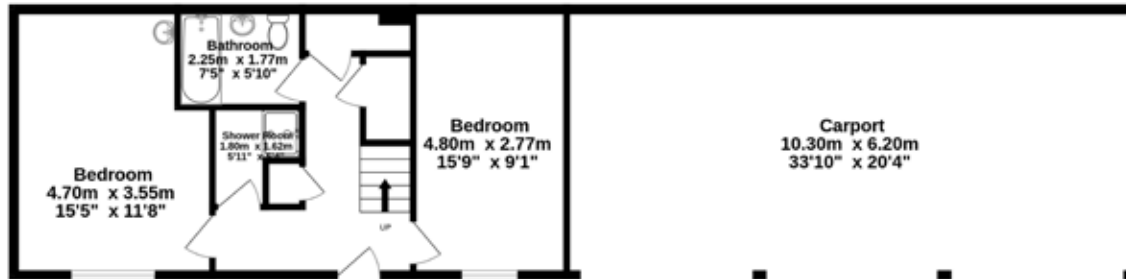
From Totnes take the Plymouth Road leading out through Follaton pass the National Speed limit signs. Continue into the countryside for about 0.73 miles then turn left signed Blakemore. The property is up the hill on the right.

What3words [///tradition.fevered.puddings](https://www.what3words.com/?q=///tradition.fevered.puddings)

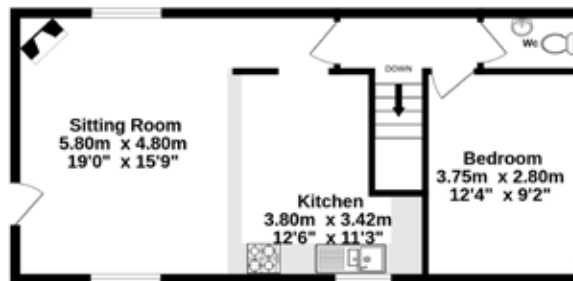


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Ground Floor
97.2 sq.m. (1046 sq.ft.) approx.



1st Floor
48.6 sq.m. (523 sq.ft.) approx.



TOTAL FLOOR AREA : 145.8 sq.m. (1569 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		103
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(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



www.rendells.co.uk

