



Lower Blakemore Farmhouse

Harberton, Totnes, TQ9 6DN

RENDELLS

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A link detached, stone four bedroom farmhouse with parking and an enclosed rear courtyard terraced gardens with views towards Dartmoor with 'Haytor' being visible.

- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Parking
- Enclosed rear garden
- Far-reaching views
- Rural location
- Additional land circa 2 acres (available by separate negotiations)

Guide Price £480,000

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

Lower Blakemore Farmhouse, having been in the same family for many generations, comes first time to the market in almost 100 years. It offers a rare opportunity to acquire a substantial family home in a rural setting with character features and far-reaching views. Set in the elevated position enjoying good ceiling heights, plenty of natural light. Offering four bedrooms and two bathrooms. Enclosed terraced rear garden and parking.

Accommodation

Steps lead up to the front door to inner hall. Hallway with door leading out to the



back gardens. Sitting Room with stone surround and stone hearth with woodburner. Good ceiling heights. Plenty of natural light, built-in cupboard. Kitchen/Diner with double aspect with a range of undercounter and built-in wall mounted cupboards. Rayburn, Electric cooker, integrated dishwasher and sink and drainer. Plenty of space for a dining table. Reception Room Two with stone surround fireplace and wooden mantel with dual aspect with views over the rear gardens. Good ceiling heights. Built-in cupboard. Window to the front having its original shutters. Stairs go down from the main entrance hall to the lower ground Floor.

Lower Ground Floor/Storage/Utility Area

With plumbing and drainage, sink and drainer with external door and window. Stairs rise from the main hall to the First Floor.

First Floor

Bedroom One with front and rear aspect. Ensuite with shower enclosure, W.C., hand wash basin and Saniflo unit with views over the rear gardens and fields beyond. Two double bedrooms with rear aspect. Guest Room with ensuite, Bath, hand wash basin and W.C. with views over the lawned gardens. Family Bathroom with bath, Mira shower valve, hand wash basin, W.C. Built-in cupboards. Door leading to inner hall through to the rear porch giving access to the rear garden.

Rear Garden

With paved alfresco dining area. Terraced lawns. Useful detached shed with plumbing, drainage and electricity. Gated side access to the gardens off the country lane. Steps lead up to a further large lawned area with a couple of mature specimen trees. Parking for one vehicle in front of the farmhouse and three vehicles across the road at Cider House.

Tenure Freehold.

Council Tax Band D.

Energy Performance Certificate Energy rating 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

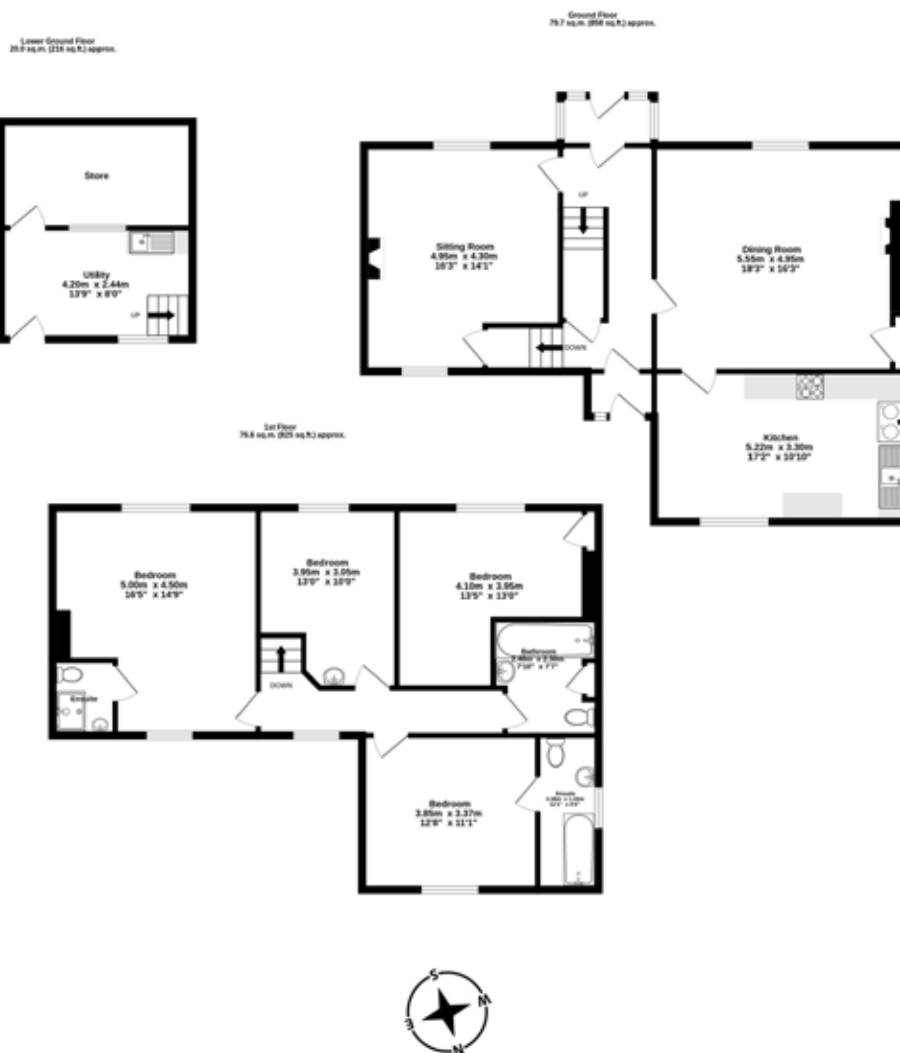
Strictly by telephone appointment through Rendells Estate Agents on 01803 863888.

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 ///farmland.shielding.share





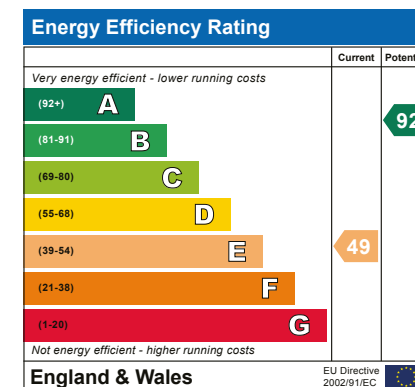
TOTAL FLOOR AREA : 176.3 sq.m. (1898 sq.ft.) approx.

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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