



Lower Blakemore Farmhouse

Harberton, Totnes, TQ9 6DN

RENDELLS

Lower Blakemore Farmhouse

Harberton, Totnes, TQ9 6DN

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
- Stone fronted garage with storage room above
- 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. Stone open fronted garage with storage room above.

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 and Outside

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 as well as a stone open fronted garage with storage above (4.5m x 3.5m) in front of the farmhouse and additional parking for three vehicles across the road.

Agents Note

Additional land of 2.17 acres with right of way to adjoining land available by separate negotiation. Currently let on a FBT (Farm Business Tenancy) until April 2028.

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

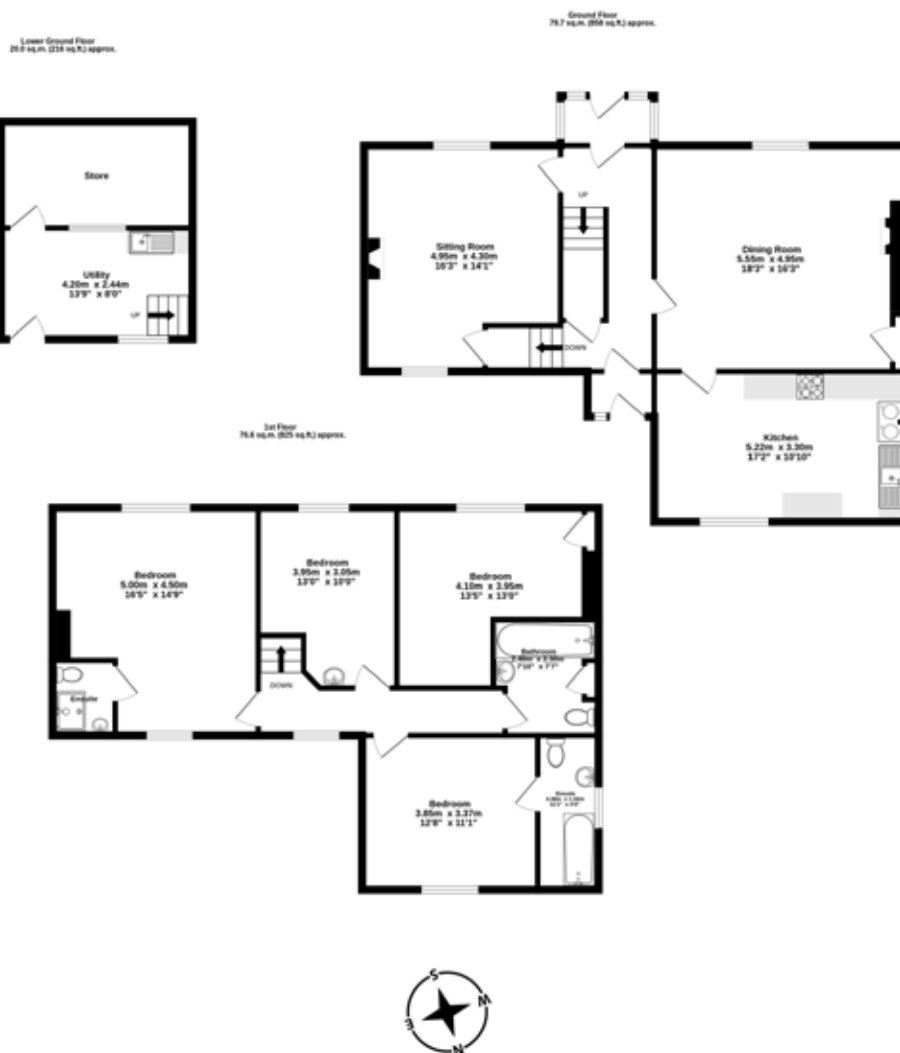
Strictly by telephone appointment through Rendells Estate Agents on 01803 863888.

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





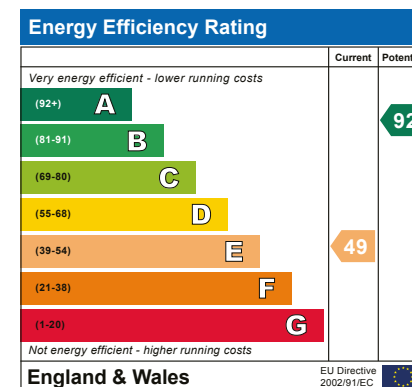
TOTAL FLOOR AREA : 176.3 sq.m. (1898 sq.ft.) approx.

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.

Made with Metropix ©2025

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.



57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk

RENDELLS

www.rendells.co.uk

rightmove

RICS

The Property Ombudsman