



Stidwell Bungalow

Harbertonford, Totnes, TQ9 7TP

RENDELLS

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A detached three bedroom bungalow in need of modernisation set in a secluded meadow valley with a short walk to Harbertonford village centre. Level lawns, gardens and detached garage workshop.

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Detached Garage and Workshop
- Set on a level Plot
- Shared driveway
- In need of modernisation
- 0.153 acres

Guide Price £340,000

Totnes (4 miles), Newton Abbot (12.3 miles), Plymouth (25.1 miles), Exeter (32.5 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Stidwell Bungalow is located in the village of Harbertonford, which has a Primary School, Church, village hall, an excellent village store/Post Office and a petrol station. The village sits alongside the River Harbourne and is about three miles to the south of Totnes, the centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. For those who like a round of golf there is Dartmouth Golf and Country Club, Thurlestone and Dainton courses are all within striking distance. The surrounding countryside is of outstanding natural beauty with wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.

Description

Stidwell Bungalow has been in the same family for many generations set on a level plot with gardens to the front and rear. Accessed down a shared drive to its own entrance surrounded by a leafy meadow setting in the Harbourne valley. A short walk to Harbertonford village centre and all the amenities. The property requires moderation and updating and represents a rare opportunity to create a modern family home.



Accommodation

Enclosed porch area with glazed door and window either side into the main entrance hall. Sitting Room with bay fronted window and side aspect with stone surround fireplace and stone hearth. Useful storage cupboard and W.C. Bathroom with shower wet room with built-in cupboards and hand wash basin. Dining Room with chimney breast stone surround and gas fire. Kitchen with a range of wall mounted under counter units, built in oven and four ring hob, sink and drainer. Gas boiler. External door and rear porch. Bedroom One with front and side aspect and bay window with views across the gardens and meadow beyond. Built-in cupboards. Bedroom Two with side aspect and hall leading through to Bedroom Three with borrowed light from Bedroom Two with a window. Bedroom Three with dual aspect and views across the meadow and woodland beyond and over the front gardens.

Gardens and Grounds

The property is accessed from a shared driveway which also leads to the neighbouring property. The drive leads into a hard standing parking area for several vehicles.

Detached block-built garage and workshop with up and over door and pedestrian door to workshop area with an attached greenhouse with wooden fence surrounding the boundary of the garden and parking area overlooking the meadow. There is also a pedestrian gate off the shared drive leading into a level lawned front gardens with a mature tree with wooden fencing, views across the meadow and wooden valley beyond.

Agents Note

No structural survey been carried out on the property and on visual inspection there are some cracks in the hall and sitting room.

Tenure Freehold. **Council Tax** Band E.

Energy Performance Certificate Energy rating D.

Services

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

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

Directions

Take the main A381 from Totnes to Kingsbridge on entering Harbertonford passing the Petrol Station on your left continue past the Church on your right continue over the bridge and take the next left, just after the right turn for Moreleigh road.

What3words

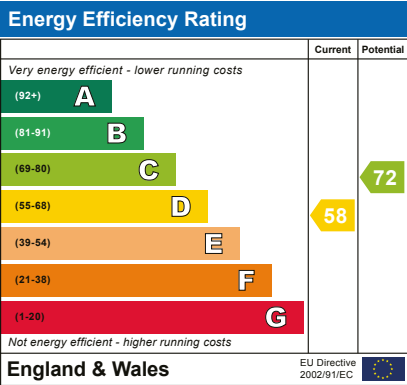
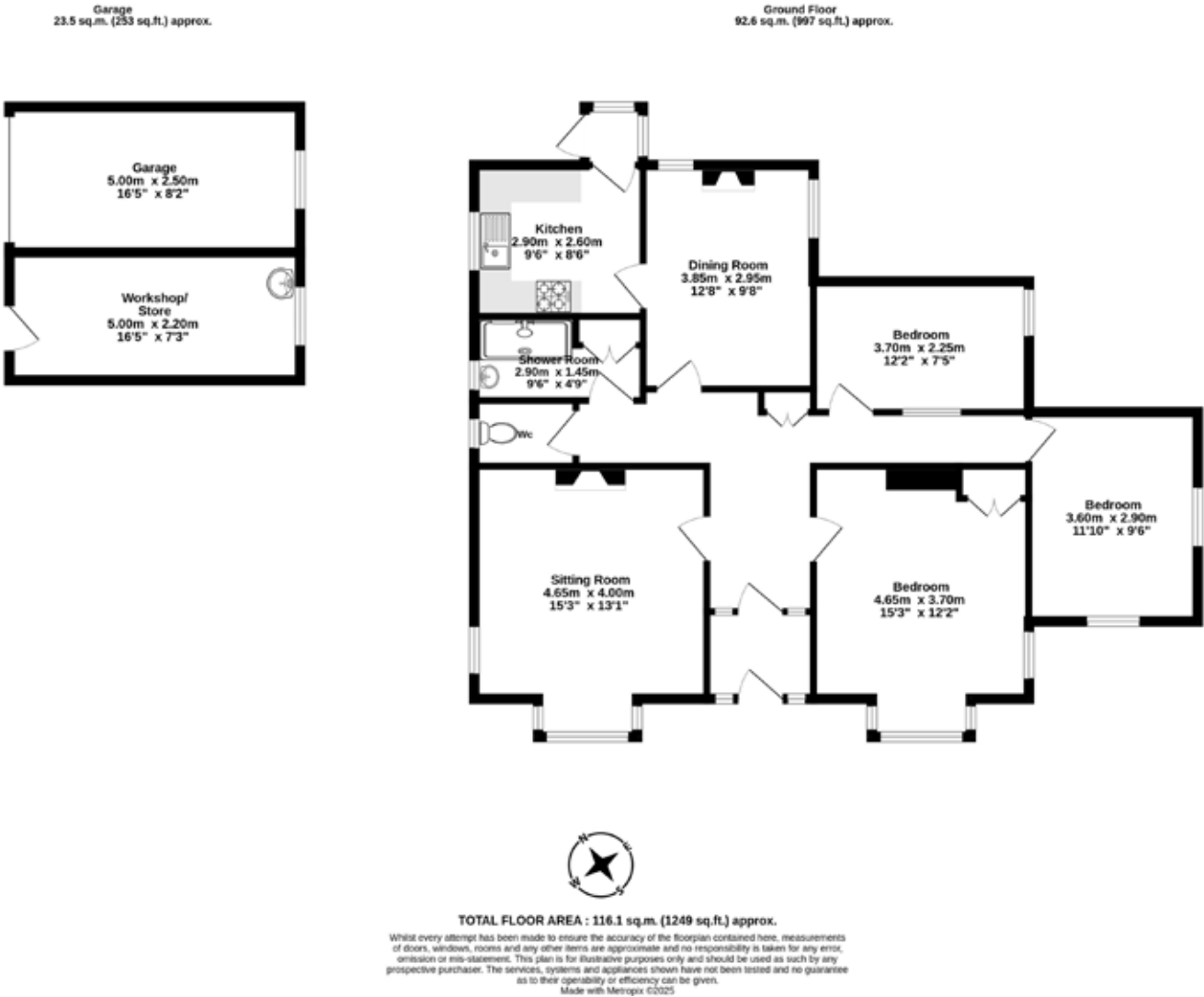
Entrance to lane/drive: count.outbound.typically

Property Location: explained.ordeals.upward



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