



Rose Cottage, Moreleigh Road,
Harbertonford, Totnes, TQ9 7TS



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Guide Price of £195,000

For Sale by on-line Auction the closing date is Wednesday 5th November 2025 at 12.00 noon.

A spacious four bedroom mid terraced family home requiring refurbishment with a good size garden taking in some views across the desirable village of Harbertonford.

- Four Bedrooms
- First Floor Bathroom
- Sitting room spanning the full width of the property
- Open Fireplace
- Two external entrances
- Utility/ground floor storage area
- Potential for reconfiguration
- For Sale by on-line Auction the closing date is Wednesday 5th November 2025 at 12.00 noon.

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

Rose Cottage 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

Rose Cottage is the first time to the market between 70/80 years, requiring refurbishment throughout. The garden is accessed across the walkway up the steps leading to a hedged large, grassed area.

Accommodation

The main front door opens into the sitting room. Another entrance through into the storeroom which could be incorporated into the accommodation, also with shower and W.C. with plumbing. Steps lead down to the kitchen with front aspect and sink and drainer, a range of wall mounted units. Door to understairs cupboard. Sitting room with good ceiling heights, plenty of natural light throughout and a glazed wooden front door. Fireplace with shelving either side. Stairs rise from the kitchen to the main landing with side aspect window.

First Floor

Bedroom Four (single bedroom) with rear aspect and chimney breast with shelving to the side. Bedroom Three with front aspect and views across to the garden area. Bedroom Two with front aspect and views across towards the garden. Master Bedroom with rear aspect.



Family Bathroom with exposed floorboards, cupboard with hot water cylinder, hand wash basin, W.C. and bath with opaque window.

Garden
The gardens are accessed across the walkway up the steps leading to a hedged large, grassed area. See title plan in Auction pack.

Method of Sale
Online Auction. Buyer’s Premium and Admin Fees apply, please check Terms and Conditions. For Sale by on-line Auction on Online Auction. Buyer’s Premium and Admin Fees apply, please check Terms and Conditions. For Sale by on-line Auction on Wednesday 5th November 2025 at 12.00 noon.

Special Conditions of Sale/Auction Legal Pack
Available on Auction website and via Agent electronically.

Tenure **Council Tax** **Energy Performance Certificate**
Freehold. Band B. Energy rating F.

Services
Mains electricity and mains water. Mains drainage. There are a variety of panel heaters and night storage heaters throughout the property.

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

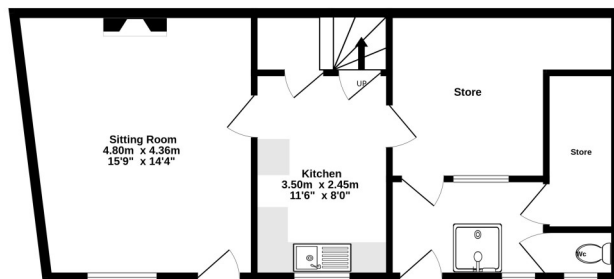
Viewing Arrangements
Strictly by appointment with a member of the Rendells team on 01803 863888.

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 and take the second right after the pedestrian crossing signposted Moreleigh continue up the hill and the property can be found on the left.
What3Words: <https://w3w.co/tomorrow.chariots.libraries>

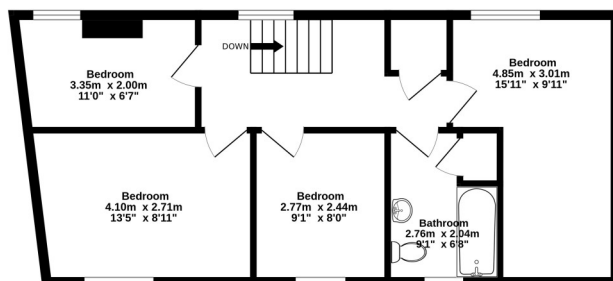
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



Ground Floor
50.6 sq.m. (545 sq.ft.) approx.



1st Floor
51.2 sq.m. (551 sq.ft.) approx.



TOTAL FLOOR AREA : 101.8 sq.m. (1096 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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- 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 finalizing their offer to purchase.
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