



Underhill,
Halwell, Totnes, TQ9 7JA



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Offers in Excess of £350,000

A substantial detached, period four bedroom family home with two characterful reception rooms, parking, gardens, garaging and outbuildings. Set in the convenient desirable location of Halwell.

- Four Bedrooms
- Two impressive Reception rooms
- Character features
- Useful stone garage and workshop
- Timber shed/stabling
- Requiring refurbishment

Plymouth approx. 23.4 miles, Exeter approx. 34.9 miles, Dartmouth approx. 8 miles, Kingsbridge approx. 7 miles, Totnes approx. 6.1 miles, Newton Abbot approx. 15.1 miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Underhill is set in the well-regarded community of Halwell and Moreleigh. Halwell itself is serviced by a Public House the Old Inn, a Church, and a frequent bus service to Totnes, Kingsbridge and Dartmouth. The historical village of Moreleigh has a 13th century Church and the Old Inn Public House. There is a good community village hall and children's play park. A Short Drive away is the local Garage and store for daily supplies. A short drive away is Gara Bridge which is great for valley walking. The beautiful South Hams coastline is just a short distance away with beaches, golf, boating and country walks all being catered for making Moreleigh and Halwell an excellent location. Totnes has a mainline rail station with daily services to London Paddington.

Description

Underhill has been a much loved family home in its time with an abundance of character features with good ceiling heights, exposed beams, two exposed stone chimney breasts with parking. Good size mature gardens with terraced lawn areas with a further useful timber shed and stabling and garden. Ideal place to create a modern family home, the property does require some refurbishment.

Accommodation

Wooden stable door enters into an entrance porch with stone floor, ground floor W.C. with hand wash basin. Plenty of space for coats and boots. Stable door opens into the inner hall leading off to kitchen/breakfast room with a range of undercounter and wall mounted units, stainless steel double sink, space for a four ring gas cooker and oil fired Rayburn. Inset spotlights with dual aspect and view across the garden. Formal dining room with good ceiling heights, exposed beams with large stone chimney breast and window seat. Sitting Room spanning the full width of the property with good ceiling heights, two chimney breasts, one with an impressive inset woodburner. From the main hallway stairs rise to the first floor.



First Floor

Bedroom One with views across the gardens and driveway with good ceiling height, built-in wardrobe and retro sink. Bedroom Two with built-in cupboard, sink and double glazed window with front aspect. Bedroom Three with good ceiling heights, sink, double glazing with front aspect. Bedroom Four with good ceiling heights, double glazing window with front aspect and sink. Family Bathroom with bath and mixer tap with hand shower attachment. Hand wash basin, W.C. with views across the gardens. Walk-in laundry room/closet housing the electric hot water cylinder and the gas boiler for heating.

Gardens and Outside

The property is accessed by a shared driveway, there is a small stone walled garden area and lawn to the right as you approach Underhill's, leading to a parking area for three vehicles. Detached stone garage building with double wooden doors and block built stable and workshop with corrugated asbestos/concrete fibre.

Terraced lawn area with mature shrubs and patio area. Further large upper level lawn area with good size timber shed with double doors. There is also a further gated entrance with dropped curb giving vehicle access to the top of the garden.

Tenure **Council Tax** **Energy Performance Certificate**
Freehold. Band D. Energy rating D.

Services

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

Local Authority

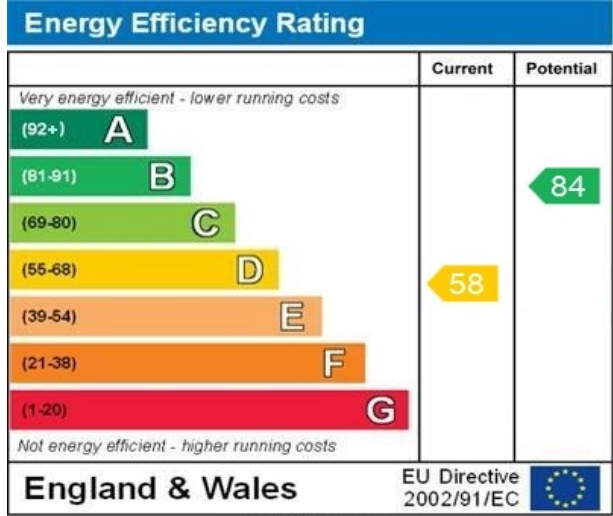
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

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

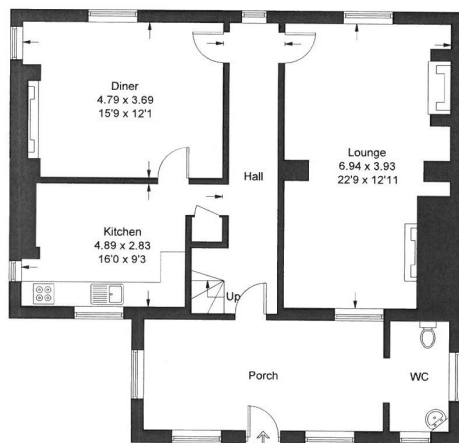
Directions

From Totnes proceed towards Kingsbridge on the A381. Proceed through the village of Harbertonford and into Halwell. Upon reaching Halwell go past the Old Inn and the property can be found on the left. what3words: laughs.alone.fictional

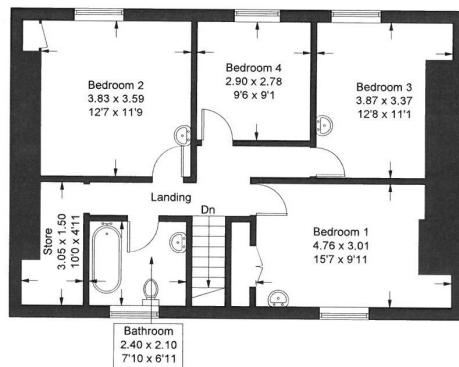


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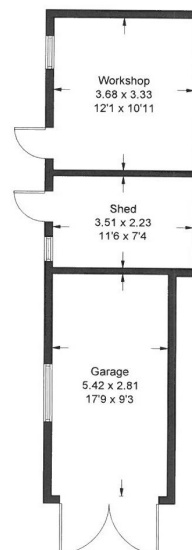
Approximate Gross Internal Area = 197.1 sq m / 2121 sq ft
(Including Outbuilding)



Ground Floor



First Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232082)



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