



- 🏠 A well presented four bedroom detached home standing in approximately 6 acres
- 🏠 Situated in the South Hams countryside and enjoying stunning views towards Dartmoor
- 🏠 Spacious open plan living/kitchen/dining room
- 🏠 Boot/utility room
- 🏠 Master bedroom en-suite
- 🏠 Three further double bedrooms
- 🏠 Family bathroom
- 🏠 Delightful enclosed gardens with lawn areas, patio and vegetable beds
- 🏠 Detached barn, tack room, stables and sand school



This well presented detached bungalow has been extended to enhance the living space of this family home. From the front of the property the door opens into the entrance hall where there is tiled flooring, cupboard housing the trip switches and doors to bedroom four/study and the open plan living/kitchen/dining room. Bedroom four/study is a dual aspect room with double glazed windows to the front and side of the property, radiator and large storage cupboard. The open plan living/kitchen/dining room is a delightful spacious bright and airy room with double glazed windows and doors to the gardens, sitting area with fitted cast iron log burning stove, space for dining table and chairs and kitchen area. The kitchen is fitted with a range of wall and base level units, Rangemaster range style oven, inset one and a half bowl single draining sink unit with mixer tap, space and plumbing for dishwasher and space and plumbing for washing machine. Doors lead to the boot room/utility and the inner hall, which provides access to the three bedrooms and the family bathroom. The master bedroom is a spacious dual aspect room with double glazed windows over looking the front and rear of the property. The en-suite has tiled flooring and is fitted with suite comprising shower cubicle, low level WC and wash hand basin with ladder style heated towel rail/radiator and extractor. Bedrooms two and three have double glazed windows to the front of the property and provide views towards Dartmoor. The family bathroom has tiled flooring and is fitted with white suite comprising p-



shaped panelled bath with shower over and glazed shower screen, wash hand basin set into vanity unit and low level WC.

Outside of the property and to the front, a gravelled drive provides access to a parking area, shed and the oil tank. To the side of the property the garden is level, mainly laid to lawn and enclosed by mature trees and timber fencing. Immediately to the rear of the property is a delightful enclosed patio area with steps leading up to a further area of garden with raised beds, lawned areas and rose arch.

There is a large agricultural open barn with power, light and water connected, a courtyard area with 3 stables, tack room, sand school and access to the fairly level land which enjoys stunning views towards Dartmoor.

Agents Note: Planning permission, which has now lapsed, was granted in 2015 for a detached house to be built on the site with the existing bungalow demolished. Application number 17/2344/15/F.

Beech Grove is freehold and is connected to mains electricity and mains water with private drainage (septic tank) and oil fired central heating.

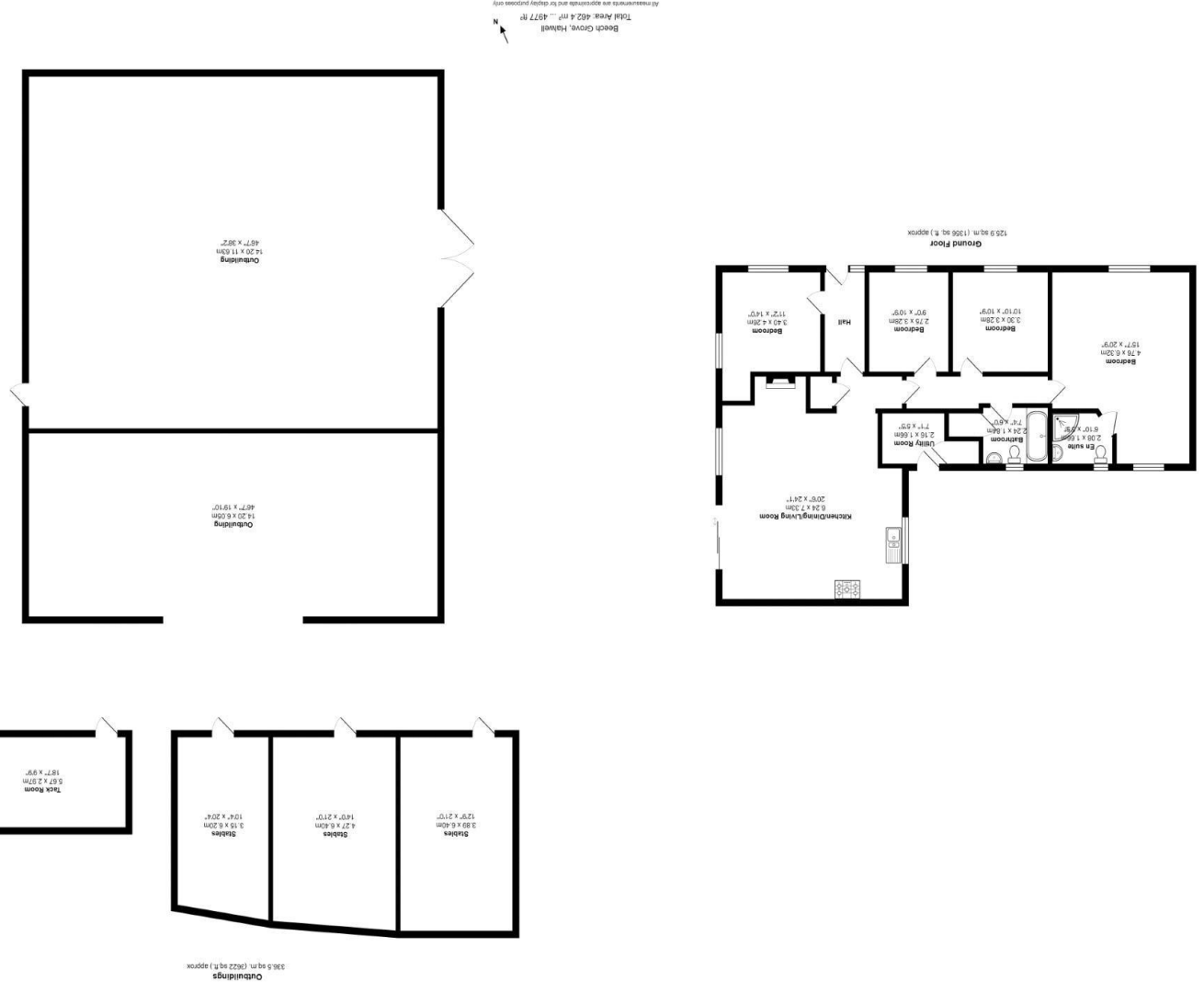


**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

**Energy Efficiency Rating**



**Beech Grove, Halwell, Totnes, Devon, TQ9 7LA**  
**Guide Price £925,000**  
**woodshomes.co.uk**

Ref: DWO02516  
**01803 866336**