

SIMPLY GREEN

Berrybrook  
Cottage

16

18

17

16

15

14

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## **Charming Three-Bedroom Cottage in Historic Barton Leys**

Simply Green is delighted to present this beautifully appointed three-bedroom cottage, nestled within the highly sought-after Barton Leys complex. Dating back to the 14th and 15th centuries, this enchanting development was once part of the Duke of Somerset's Estate, offering a rich sense of history and timeless charm.

### **A Perfect Blend of Character & Modern Comfort**

No. 16 Barton Leys is an exceptional example of a thoughtfully designed and well-constructed cottage, where quality craftsmanship meets contemporary living. Throughout the home, you'll find panelled doors, solid oak flooring, and underfloor heating on the ground level, enhancing both comfort and style.

The spacious open-plan living area creates a warm and inviting atmosphere, seamlessly combining the kitchen, dining, and lounge spaces—perfect for entertaining or relaxing. The ground floor also features a generously sized double bedroom with an en-suite, along with a convenient guest cloakroom.

Upstairs, the first floor boasts two additional double bedrooms, each offering a peaceful retreat, and a well-appointed family bathroom featuring a crisp, white three-piece suite.

### **Enchanting Outdoor Spaces**

Step outside to discover a picturesque courtyard, ideal for alfresco dining or morning coffee. Residents also enjoy access to the beautifully maintained communal gardens, providing a tranquil escape amidst nature. The property benefits from allocated parking along with additional visitor spaces.

### **Location – The Idyllic Village of Berry Pomeroy**

Set within an area of outstanding natural beauty, Berry Pomeroy is a highly desirable village located just a mile northeast of Totnes. The village retains its charming rural character, with working farms, rolling orchards, and a strong sense of community. Residents enjoy a range of local amenities, including:

- ✓ A historic parish church
- ✓ A highly regarded primary school
- ✓ A vibrant village hall
- ✓ Regular bus services connecting to Totnes and Torbay

The nearby market town of Totnes, just under two miles away, is renowned for its rich history, boasting Elizabethan architecture, a medieval castle, and a picturesque riverside setting. Totnes offers an array of independent shops, a bustling weekly market, cultural venues, and a mainline railway station for easy access to Exeter, Plymouth, and beyond.







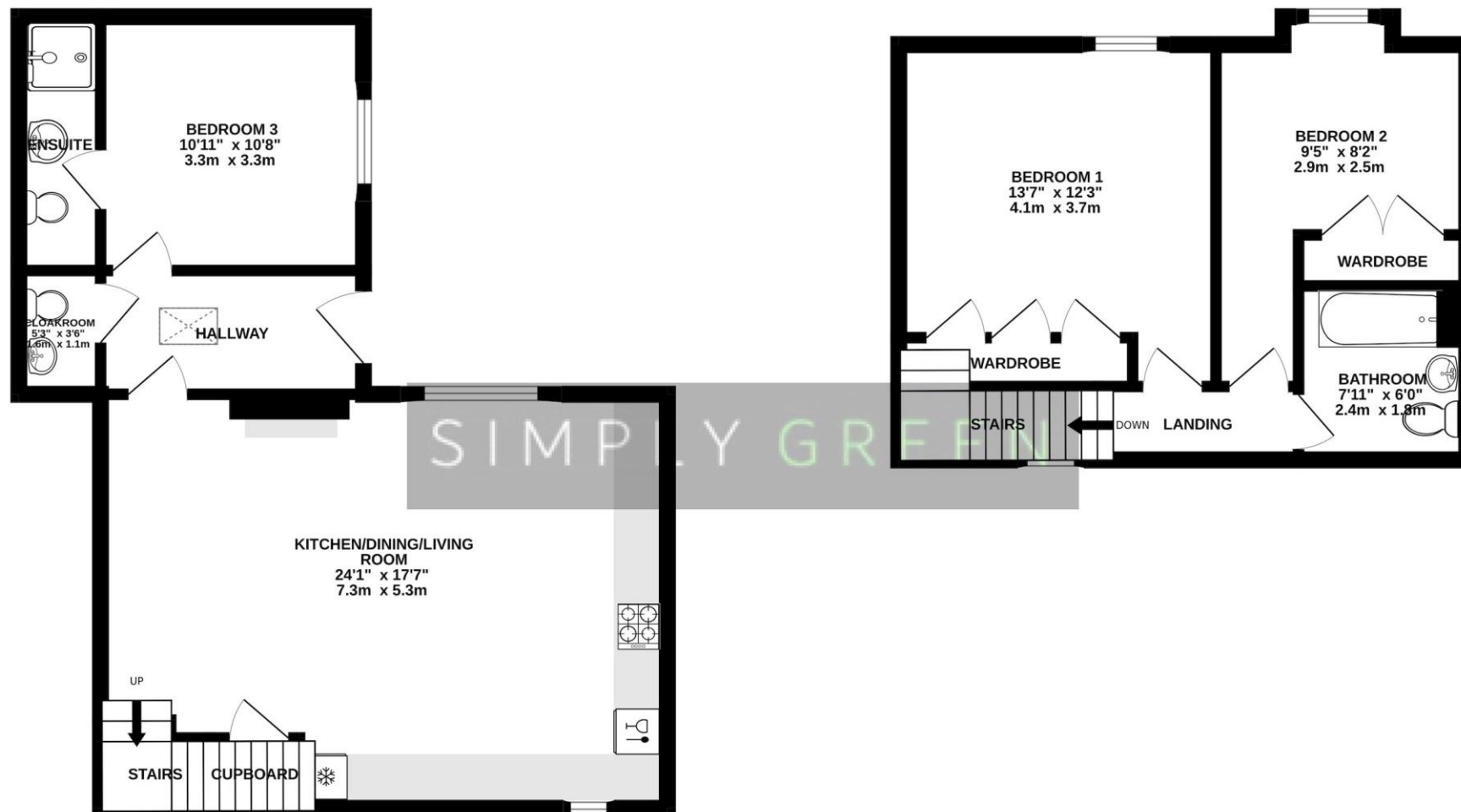






GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) 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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**COUNCIL TAX BAND: E**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Service Charge: £1,527 per year (£381.75 per quarter), covering communal maintenance, drainage, and other shared facilities.

Alternatively, you can scan below to view all of the details of this property online.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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