



The Round House, Harberton
Totnes, Devon, TQ9 7NE

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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The Round House is a wonderful conversion of a period barn that has retained its period charm with exposed beams and trusses whilst also incorporating great volume and light. The barn also has great "off grid" credentials with solar panels a bore hole for water and cosy wood burners.

The property is entered from the rear into a double height entrance hall with a utility room and guest WC. The entrance hall leads into the kitchen which is beautifully fitted with a central island with marble work tops, the dining room interconnects wonderfully with the kitchen providing a superb entertaining space. A study is also located off the dining room. The original Round house which is now an impressive sitting room retaining many original features with a cosy wood burner overlooking the garden. Also on the ground floor to the front of the house is a large storage area with double height ceilings and separate access which could also be converted (STPP). Upstairs a spacious landing area provides access to the principal suite with a walk through dressing room and ensuite shower room. There are two further bedrooms and a bathroom which provide lovely views of the surrounding countryside.

Outside the gardens are mainly laid to lawn with a paved patio area facing south again with superb views. To the front of the barn there is off street parking for several cars.

Services: Mains electric, private drainage via shared septic tank. Borehole. Solar panels, 15kwh of battery storage. Oil fired central heating

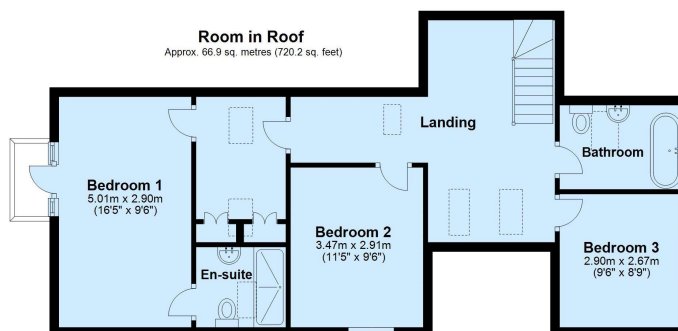
Harberton village is within a short distance of Totnes market town, the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty, with Dartmoor National Park to the north and stunning beaches and coastline ten miles to the south. Harberton village has a strong community, which centres around the parish hall, St Andrews Church and the well-regarded Church House Inn. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is easy access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

KEY FEATURES

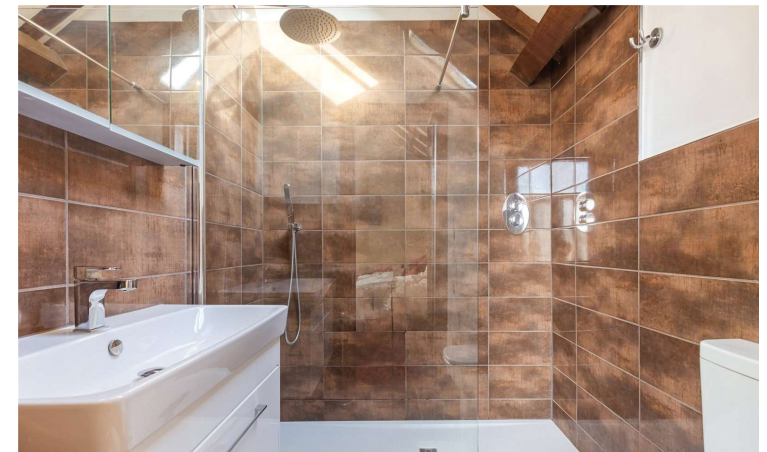
- Stunning detached barn conversion
- Rural but accessible
- Beautifully presented throughout
- 3 bedrooms
- Garden and parking

BEDS 3 | BATHS 2 | RECEPTS 3 | EPC B | COUNCIL TAX Band F | TENURE Freehold

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Total area: approx. 235.1 sq. metres (2530.8 sq. feet)



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