



Home Farm, Moreleigh

Totnes, Devon, TQ9 7JN

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Home Farm, Moreleigh, Devon

A wonderfully light and secluded property, with much character, surrounded by woodland and sitting in gardens of approximately 1/3 acre. The property is set up a private drive yet within walking distance of the village of Moreleigh which has a lovely old church and popular pub, The New Inn.

ACCOMMODATION

Ground floor

Entrance porch, snug sitting room with arched stone fireplace and log burner, dining room, office area, inner hallway, shower room, open plan kitchen/diner/sitting room, utility

First floor

Open landing, Master Bedroom with En-Suite, 3 further double bedrooms, family bathroom

Outside

Driveway with parking for a number of vehicles, Summerhouse, stone outbuilding/workshop, private gardens surrounded by woodlands.

Mileage

Kingsbridge: 7 Miles, Totnes: 7 Miles – Direct Rail Line To London Paddington, Dartmouth: 9 Miles, Salcombe: 13 Miles (distances are approximate)

Totnes Office
01803 847979
totnes@marchandpetit.co.uk







KEY FEATURES

- Beautifully presented throughout
- Character features
- Secluded location but within walking distance of the village
- 4 bedrooms including en-suite bathroom and family bathroom
- Garden of approx. 1/3 of an acre
- Summer house and workshop
- Ample driveway parking
- Utility/boot room
- Ground floor shower room/wc
- Open plan kitchen/dining/family room





DESCRIPTION

Home Farm, which was originally a cottage with outbuildings was lovingly renovated by the current owners over the last 27 years. Accessed up a private drive from the country lane and onto the open gravel driveway that has parking for a number of vehicles.

You enter the property through a generous sized porch - a perfect spot to take off boots and shoes after a country walk. The porch leads into the characterful sitting room, with stone fireplace and log burner. This room extends through into a dining room with French doors leading out to the west facing garden. This room could also be used as a home office if preferred. Steps lead from the snug down to the inner hall with side entrance door and stairs leading up to the first floor. There is a contemporary shower room and wide access into the wonderfully light open plan kitchen/dining/family room. Sliding doors lead out to the west facing terrace and garden, the perfect spot to enjoy the afternoon and evening sun. The kitchen has a walk-in larder cupboard and 4 oven electric Aga. The family room is lovely and light with a fireplace and log burner. A well-equipped utility and boot room leading out to the garden, space for washing machine and tumble dryer, cupboard space and boiler.

Upstairs benefits from a pretty light and airy landing leading to the principle bedroom with en-suite bathroom, 3 further double bedrooms and family bathroom. The home benefits from many characterful features including pretty windows with window seats, beams, exposed stone and flagstone flooring.

Outside there are secluded walled gardens on the east side with summer house and a useful stone building/workshop and terrace to catch the morning sun. Round to the west facing garden and sun terrace for the afternoon and evening sun. The property is surrounded by neighbouring woodland, which adds to the privacy and seclusion of this truly unique property.

Services: Mains water and electricity. Oil central heating, private septic tank.

SITUATION

Home Farm is situated in the delightful Devon village of Moreleigh which is some 6 miles from Totnes and 7 miles from Kingsbridge. The A38 Devon Expressway can be reached within 15 minutes and has excellent access to both Plymouth and Exeter. Moreleigh Village itself has the renowned New Inn famous for its food and an early sitting comes highly recommended. This friendly village has an excellent community spirit with sports and social events and there is also excellent schooling and shopping facilities in the nearby towns. Totnes Train Station can be reached within 15 minutes.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

AGENTS NOTE

Google Maps is incorrect, Perrings Classic Cars does not operate from this address.

LOCAL AUTHORITY

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

COUNCIL TAX

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FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office. Tel: 01803 847979

DIRECTIONS

On leaving the Totnes office of Marchand Petit, proceed along the A381 towards Kingsbridge. Pass through the villages of Harbertonford and Halwell. Pass Totnes Cross petrol station and take the next available right hand turn sign posted Moreleigh and Modbury. Proceed directly through the village of Moreleigh past the New Inn on your right. After 300 yards turn left passing Moreleigh Church on your right and proceed some 300 yards to the bottom of the hill, turn right to a private drive, pass Moreleigh House and Home Farm is at the end of the drive on your left.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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