

4 THE MILL HARBERTONFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



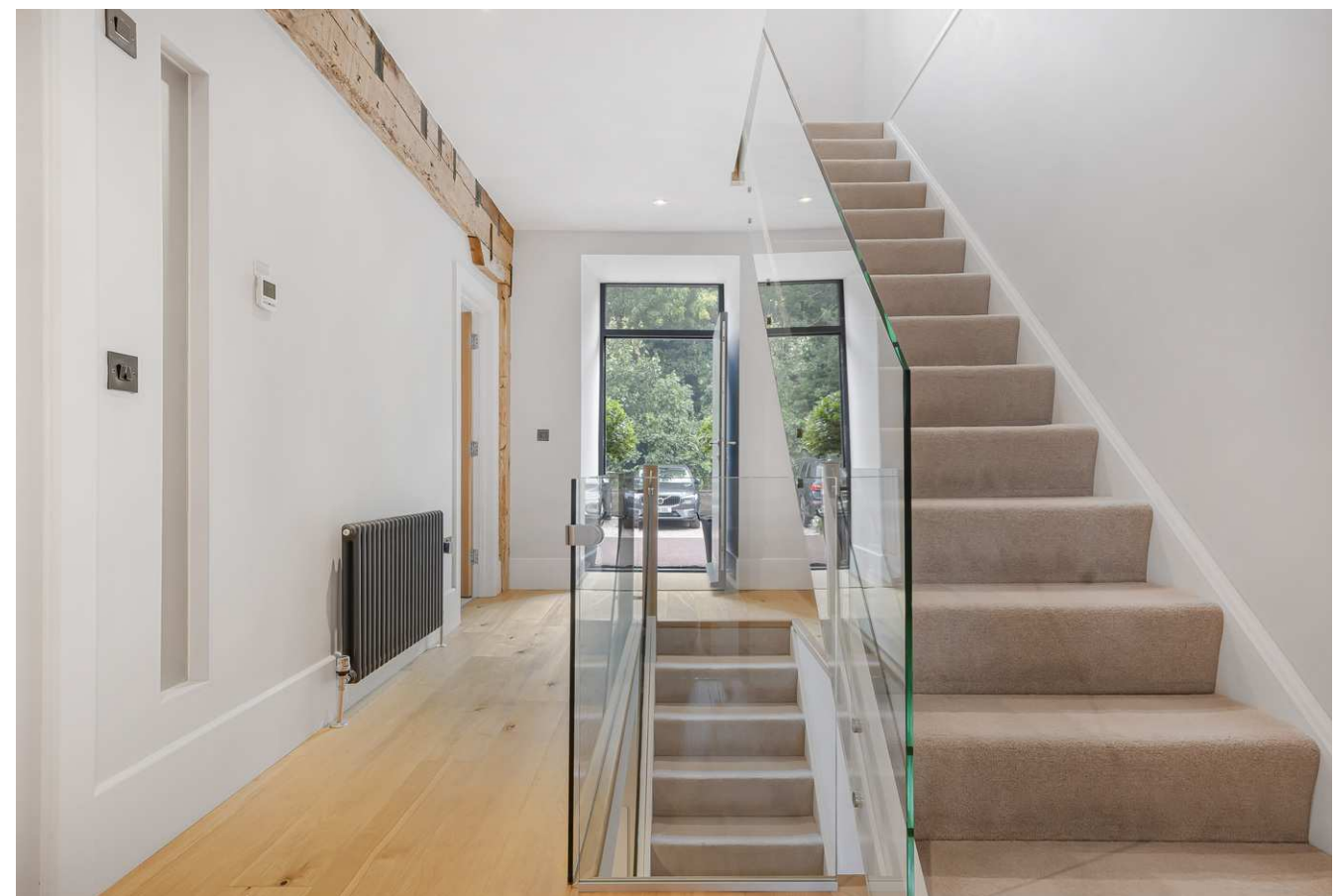
4 THE MILL

Dating back to 1769 this wonderful historic building was sensitively converted in circa 2017 to create just seven townhouses. The house offers great volume and industrial period features as well as a south facing rear garden and off street parking for two cars.

Entered on the raised ground floor, the entrance hall leads to the spacious sitting room, family bathroom and third bedroom. From the entrance hall stairs descend to an open plan kitchen/dining room with separate utility room. A fourth bedroom/study completes the lower ground floor. To the first floor is the second bedroom and the master bedroom which has an en-suite shower room.

To the rear steps lead down to the south-facing garden, with patio area and lawn. Underneath the stairs there is a door opening up into the cellar storage space which has restricted head height but is perfect for bikes, paddle boards and kayaks!

The pretty village of Harbertonford boasts a primary school, church, village hall, an excellent village store/post office in community ownership and a petrol station. Harbertonford is ideally located for access to both primary and secondary schools. The village sits alongside the River Harbourne and is about three miles to the south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some eight miles to the south. For those who like a round of golf, Dartmouth, Thurlestone and Dainton courses are all within striking distance. The surrounding area has wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.





KEY FEATURES

- Grade II listed former mill
- Beautifully presented throughout
- Period features
- South-facing garden
- Parking for two cars
- Short drive to Totnes





PROPERTY DETAILS

Property Address

4 The Mill, Woodland Road, Harbertonford, Totnes TQ9 7FG

Mileages

Totnes 3 miles Exeter 30 miles Plymouth 23 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 74, Potential: 78

Council Tax Band

E

Tenure

Freehold. Management charge of approx £700.00 per annum.

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others 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.

Viewing

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



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.

FLOORPLAN

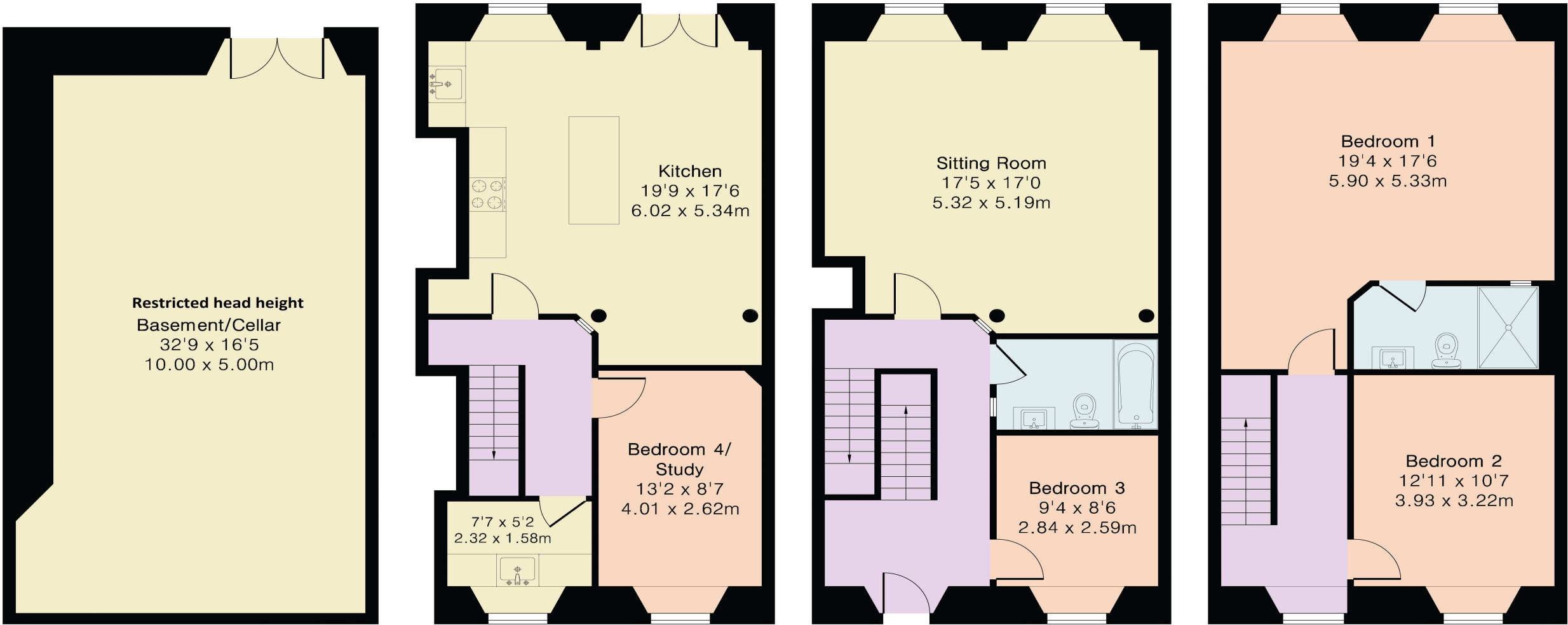
Approximate Gross Internal Area 2234 sq ft - 207 sq m

Basement Area 538 sq ft – 50 sq m

Lower Ground Floor Area 540 sq ft – 50 sq m

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 582 sq ft – 54 sq m



Basement

Lower Ground Floor

Ground Floor

First Floor



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