



2 The Gardens



Torquay: 4 miles Totnes: 6 miles, Exeter: 22 miles

An extended and sympathetically modernised home in a wonderful rural, yet accessible location.

- Attractive Victorian Home
- Countryside Views
- Semi-detached
- Open Plan Kitchen/Diner
- 2 Reception Rooms
- 3 Double Bedrooms
- South-West Facing Garden
- Off-road Parking
- Freehold
- Council Tax Band C

Guide Price £475,000

SITUATION

The property is located in Compton, a charming rural hamlet in the South Hams and is located less than a mile from the village of Marldon, the delightful Devon village full of history and character. There are two good pubs, shops and a beautiful church. The village is popular with families because of the highly regarded primary school.

Torbay and its major towns of the bay, Torquay, Paignton and Brixham, collectively known as the English Riviera, are a short distance away and provide a more comprehensive range of shopping, educational, recreational and sporting facilities. Torquay harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, plus a myriad of bars and restaurants (one with Michelin-starred cuisine), remains one of the most attractive areas in the bay.

The highly regarded Grammar Schools of Torquay Boys and Girls are within a 10 minute' drive while Churston Ferrers Grammar School is 20 minute' drive. If travelling and commuting are important to you, South Devon has a comprehensive rail network accessed at the mainline railway station in either Totnes or Newton Abbot with rapid regular rail links to London Paddington. Access to the motorway network is also very easy from the property with the A380 being a short drive away leading to the M5 at Exeter and beyond.

DESCRIPTION

2 The Gardens is an attractive and delightful home dating back to the mid 1800's and is nestled in the pretty hamlet of Compton. With its traditional stone facade, south west facing garden and views across the surrounding countryside the property offers typical rural living. In addition to its charming exterior the property has been tastefully modernised and extended internally to provide comfortable living across two storeys. During our vendors current tenure, they have completed a two-storey extension to the rear of the property considerably increasing its versatility and reception space.

ACCOMMODATION

The ground floor offers ample reception space; currently configured to create a sitting room with French doors opening to the garden as well as a wood burning stove and parquet flooring. To the rear of the ground floor is the impressive family kitchen/diner. The extensive area provides ample space for a family dining table set in front of an ornate fireplace and double doors opening to the rear courtyard garden. The kitchen is equipped with modern shaker style units with wooden worktops and fitted appliances including double

electric ovens, dishwasher and electric hob with space for an 'American-Style' fridge/freezer. In addition, the ground floor plays host to a cloakroom with access from the hallway with a wash basin and WC.

The first-floor benefits from three double bedrooms, with the master bedroom situated to the rear of the property with two windows overlooking the surrounding farmland. The guest bedroom is situated to the front of the property, enjoying the views across the surrounding countryside. The family bathroom comprises a shower over bath, wash basin and WC, while from the landing is access to the loft.

OUTSIDE

From the road is access to a single parking space with a footpath beside leading to the front door.

To the front of the property is the majority of the garden, with a two-tiered stone patio area set outside the sitting room with a wonderful southerly outlook. Additional steps lead down to a lawn garden with space for a garden shed.

To the rear of the property is a courtyard garden, with bi-folding doors to the kitchen. The courtyard features a suitable seating area and a stone outbuilding serving as a utility & plant room.

SERVICES

Mains water, electricity and drainage. An Air Source heat pump provides the central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

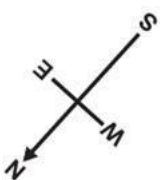
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

DIRECTIONS

From the A380, exit at Marldon and take the third exit off the roundabout onto Vicarage Hill. Continue out of the village for a mile dropping down the hill and into the hamlet of Compton, on arriving in the village take the first right onto Widdicombe Lane and the entrance to the property can be found immediately on the left.

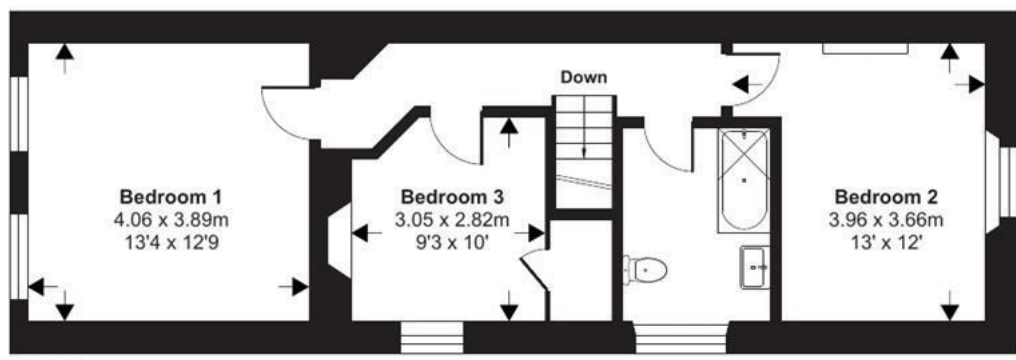
what3words: pursuing.parading.certified



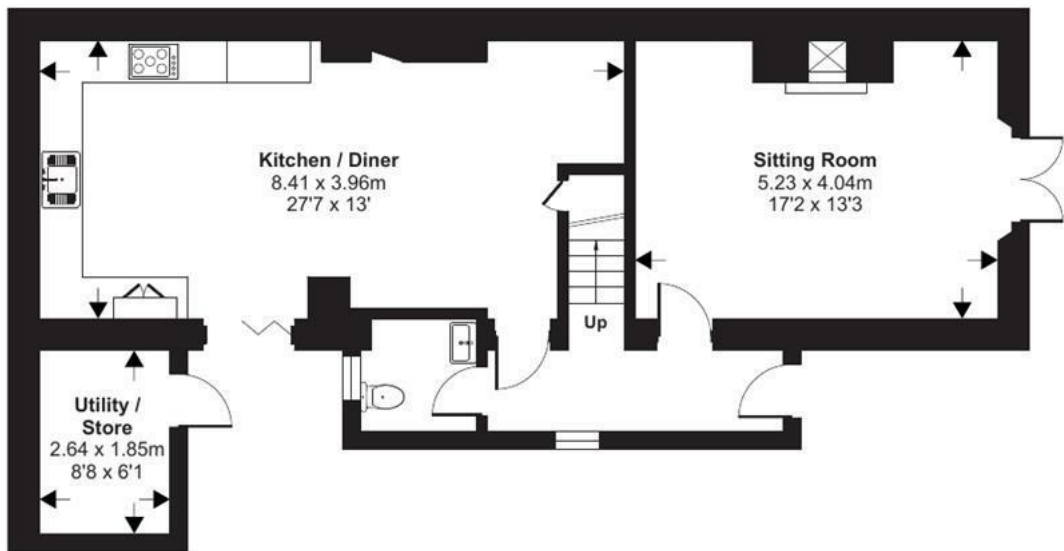


Approximate Area = 1304 sq ft / 121.1 sq m
 Utility / Store = 53 sq ft / 4.9 sq m
 Total = 1357 sq ft / 126 sq m


For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1052775

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		77
(69-88) C	(55-68) D	48	
(51-68) E	(35-50) F		
(1-48) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk