



Radfords House

Radfords House, Broadhempston, Totnes, Devon, TQ9 6BD



Totnes: 5 miles Ashburton: 5.5 miles
Exeter: 24 miles

A sympathetically modernised
Grade II listed family home in the
heart of a sought-after South Devon
village and superb local community.

- Close to Local Amenities
- 1754sqft of Accommodation
- Semi-Detached Period Home
- Tastefully Presented
- 2 Reception Rooms
- 4 Bedrooms
- Courtyard Garden
- Off-road Parking
- Freehold
- Council Tax Band E

Guide Price £575,000

SITUATION

The property is located in the heart of the village of Broadhempston, which has a village hall, community shop with post office, primary school, playing fields, church and two well-regarded public houses.

The towns of Totnes and Ashburton are situated a short distance away respectively, both Towns host a range of leisure and recreational facilities including bustling high streets. There is a range of primary and secondary schooling nearby including the highly regarded Torquay boys and girls grammar schools.

Access to both Exeter and Plymouth is achievable via the A38 trunk road and both are within an hour's drive; while the railway station in Totnes is situated on the London Paddington mainline, accessible within 3 hours.

DESCRIPTION

Radfords House is a delightful Grade II listed semi detached property sat in the heart of one of South Devon's most renowned villages, enjoying beautiful surrounding countryside and local amenities.

The property forms part of a development of three properties, undertaken by Moorhaven homes in 2017, converting what was once a care home into three stunning characterful dwellings. Enjoying spacious accommodation across two stories which includes extensive reception space and four bedrooms, as well as off-road parking for two vehicles plus a courtyard garden.

ACCOMODATION

The ground floor provides the property with its excellent reception space, currently configured to create separate dining and sitting rooms. The sitting room enjoys an attractive stone fireplace with an elevated log burner providing a wonderful centre point for the room as well as a dual aspect to the front and rear of the property. The dining room adjoins both the sitting room and kitchen, again featuring an attractive fireplace with a log burner plus storage set within an alcove plus a window seat overlooking the front aspect of the property.

Towards the rear of the first floor is the elegant kitchen, featuring an ornate stone fireplace plus range of neutral shaker style wall and base units with integral appliances including a dishwasher, fridge/freezer as well as an electric oven and Aga. From the kitchen is access to the rear courtyard via a stable door, as well as a boot room and separate utility room with an enclosed WC.

The first-floor features four bedrooms; the master suite is situated to the rear of the property with an

outlook across the rear courtyard in addition to a door leading to the rear courtyard garden. The bedroom enjoys a split level with space for a king size bed while a raised area features built in storage providing a suitable dressing area. In addition, the master bedroom enjoys an en suite bathroom with a separate shower and bath, wash basin and WC.

The three guest bedrooms are serviced by a 'Jack and Jill' family bathroom/second bedroom en suite comprising a separate shower and bath, airing cupboard, wash basin and WC.

OUTSIDE

Within the communal courtyard is access to two parking spaces, one of which is situated within a car port.

To the rear of the property is a south facing courtyard garden overlooking the communal courtyard, providing ample outdoor seating and dining space. In addition, there is a small patch of ground currently housing a chicken run which is private to the property.

SERVICES

Mains electricity, drainage and water. Oil fired central heating.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

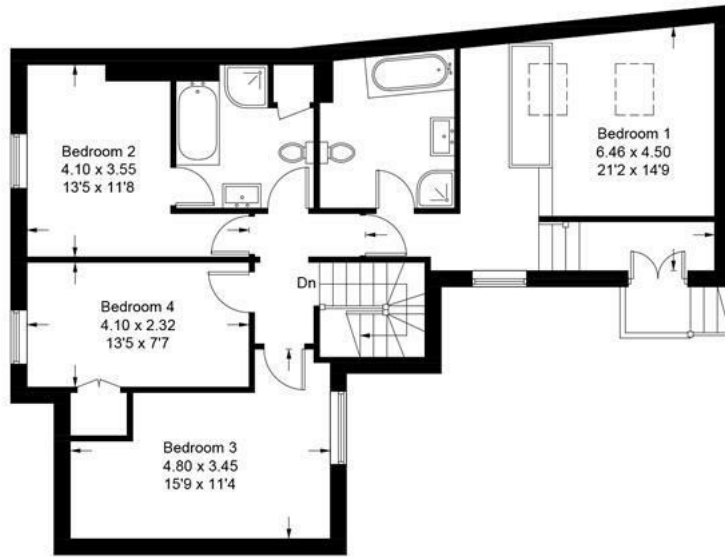
DIRECTIONS

From Totnes proceed on the A381 towards Newton Abbot for 4 miles, passing the Pig and Whistle pub and Southern Timber and into the village of Ipplepen. At Ipplepen, take the first left and proceed into the village, passing the primary school and the village hall and continue onto Orley Road and proceed out of the village. Continue for 2 miles and enter the village of Broadhempston, and take the second left, continue for a quarter of a mile passing the Coppa Dolla Inn on your right hand side, where shortly afterwards the property can be found on the left hand side.

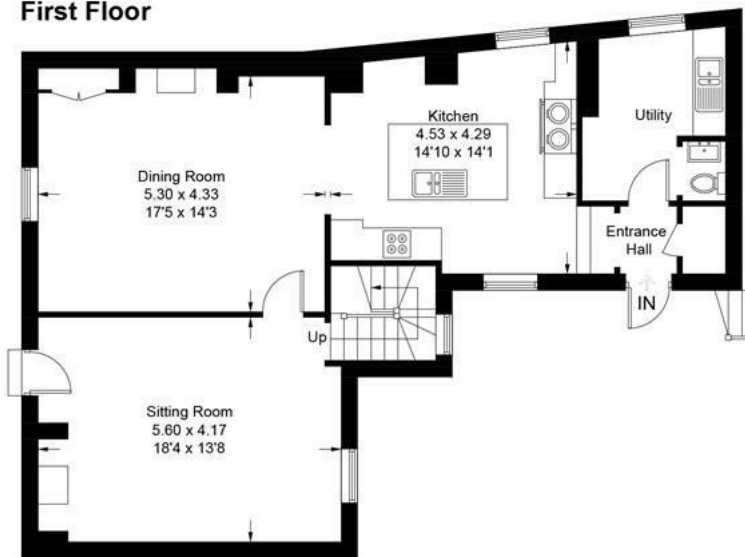
What3Words:///circle.skill.sharpness



Approximate Gross Internal Area = 163.0 sq m / 1754 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037012)

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			
(69-80) C			
(55-68) D			
(39-54) E		35	55
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	55

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