



Hockings, Higher Court Barns,









# Hockings, Higher Court Barns,

Littlehempston, Totnes, , TQ9 6LU

Totnes: 2.2 miles Dartmouth:16.5 miles Exeter: 25 miles

A very large and unique two storey 4 bedroom barn conversion of superb quality which extends to over 2,000 sq ft

- Superb and spacious barn conversion
- Kitchen/Dining room, Garden room
- Four double bedrooms
- Jack and Jill bathroom, 1 further shower room
- High quality fittings throughout
- Large sitting room
- En Suite bathroom
- Freehold, Council Tax band pending

Guide Price £780,000

## Stags Totnes

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## SITUATION

Hockings, Barn 3 at Higher Court Farm is one of four newly converted barns situated within the parish of Littlehempston, south of the A381 Totnes to Newton Abbot Road. The village has a church and a popular community run inn (The Tally Ho). The property lies within convenient reach of the towns of Totnes and Newton Abbot, whilst being set in a rural location. There is a mainline railway station in Totnes to London. Nearby Totnes is about 2 miles and offers an interesting range of independent shops, cafes and restaurants, galleries and good educational provision. The River Dart is celebrated for sailing and rowing and the beautiful South Devon coast. The cities of Exeter and Plymouth are both within easy commuting distance.

## DESCRIPTION

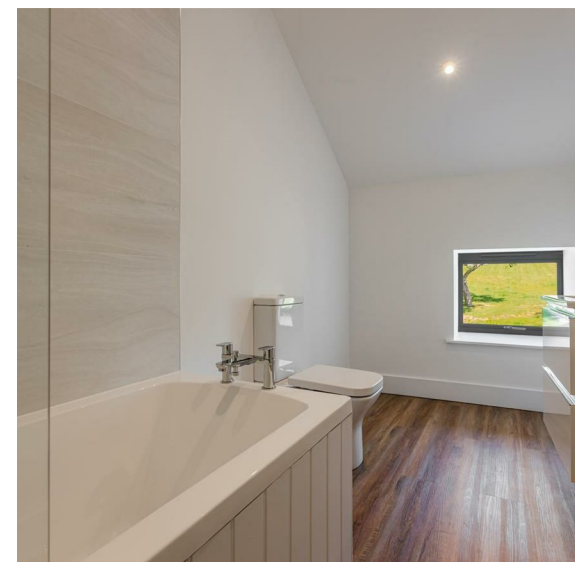
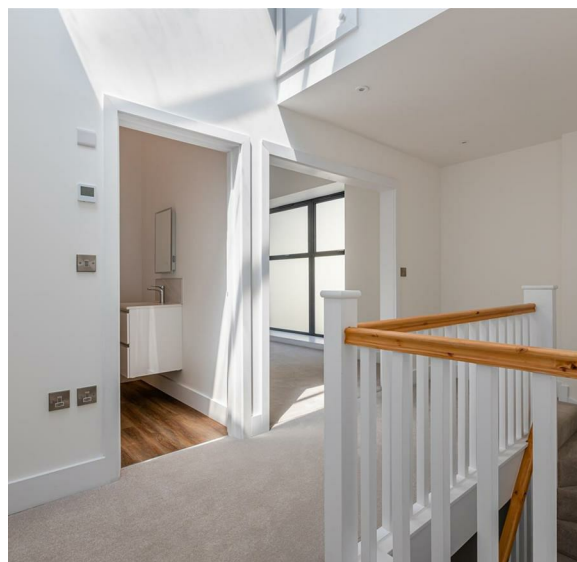
The handsome courtyard of Barns have been superbly converted to a very high standard. The conversion of this barn offers an incredible amount of space and a unique design over two storeys. The barn has two sets of stairs providing access to various parts of the house. The space can be occupied in various ways with some of the rooms utilised for additional bedrooms or for reception areas. Higher Court Barns were formally an iconic farmstead in this fantastic location in this Devon Valley, renowned for its Orchards. Camelot Barn offers very spacious accommodation over two storeys with a superb south east facing open plan kitchen/sitting/dining room overlooking the garden at the rear.

## ACCOMMODATION

Entering in through the front door to ground floor hall with ground floor W.C. , hand wash basin and inset spotlights. Plenty of natural light useful utility room with sink, space for washing machine. Inner hall with useful understairs cupboard. Two ground floor bedrooms with double doors opening out onto the courtyard with 'Jack and Jill' bathroom, inset spotlights, fully tiled Porcelanosa bath and shower with Grohe shower valve, Porcelanosa hand wash basin and W.C. with wall mounted backlit mirror. The property has two sets of staircases both leading from the main hall. One leading to a light and airy landing.

First Floor landing with velux window with large opening leading through to the sitting room spanning the full width of the property with large opaque window allowing plenty of natural light and windows overlooking the courtyard with access to eaves storage space. Bathroom with corner shower enclosure with Grohe shower valve, Porcelanosa sanitary fittings and backlit mirror. Bedroom with vaulted ceiling with side aspect. Stairs rise to further bedroom with dual aspect with partially vaulted ceiling, inset spotlights with its own bathroom with Porcelanosa double ended bath, Grohe shower valve, Porcelanosa wash hand basin and vanity unit with mirrored bathroom cabinet.

From the entrance hall, a flight of original stone steps led up to the large open plan Kitchen/Dining Room. The kitchen has a range of wall mounted and undercounter units, plenty of storage space. Integrated double oven, integrated Lamona microwave, five zone Neff induction hob Franke sink and a half with mixer tap drainer, integrated Bosch dishwasher, refuse and bin recycling, Neff fridge/freezer. Leading through to the garden room/snug with three bi-fold doors that open out onto the patio and garden. Stone walled rear garden and access gate to the rear. Views over the surrounding orchard meadows.





### GARDENS AND GROUNDS

There is courtyard parking to the front of the property for one/two vehicles. A pair of sliding doors from the open plan kitchen provide access onto a stone patio which provide access to the grass lawn. There is also access to the rear of the property and to the garden.

### ADDITIONAL LAND

Additional land is available by separate negotiation. There is a paddock directly behind the courtyard of barns and a further 27 acres a short distance from the properties, the other side of the community owned orchard. This orchard can be utilised by the residents of the hamlet and is a key selling feature to enjoy.

### MANAGEMENT COMPANY

Each purchaser will become a director of a management company which will be set up in order for the owners to manage any communal areas.

### SERVICES

Mains electricity, with Electrorod digiline electric heating, mains water, private drainage (shared drainage system between the four barns). The electricity for the drainage system is supplied from unit 1 with sub meter. EPC certificate pending as the barn is a new build property.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

### VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

### DIRECTIONS

From the A381 Totnes to Newton Abbot Road turn off, signposted Littlehempston just to the south-west of the Pig and Whistle Public House. Proceed into the village over the stone bridge and before reaching the railway bridge, turn right towards Uphempston. Higher Court Barns will be found on the right-hand side. What3words address is <https://w3w.co/knees.warthog.possibly>





Total area: approx. 189.2 sq. metres (2036.6 sq. feet)



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	48	56
EU Directive 2002/91/EC		





