



Woolbrook, Higher Court Barns,



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

A superb and high quality 1 bed barn conversion with parking in a desirable location

- Superb barn conversion
- High quality fittings throughout
- Superb 1 bedroom barn conversion
- A perfect home or holiday cottage
- Freehold
- Council Tax band pending

Guide Price £260,000

SITUATION

Woolbrook,, 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 has ensured that there is an abundance of natural light and feeling of space throughout the property. Higher Court Barns were formally an iconic farmstead in this fantastic location in this Devon Valley, renowned for its Orchards.

ACCOMMODATION

Entering in through the front door into the main living area, enjoying plenty of natural light with double glass doors opening out onto a courtyard with Karndean flooring throughout. Fitted kitchen with a range of undercounter and wall mounted units with wooden worktops. Neff electric oven, Neff four ring induction hob, integrated slimline Bosch dishwasher, Neff fridge/freezer. Franke sink and half drainer. Inset spotlights. Door leading to under stairs cupboard. Stairs rise to the first floor landing leading off to the double bedroom with inset spotlights. The barn enjoying plenty of natural light.

GARDENS AND GROUNDS

Parking for one vehicle and potential for occasional seating and planters outside.

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, 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>



Ground Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



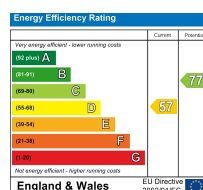
First Floor

Approx. 23.8 sq. metres (256.5 sq. feet)



Total area: approx. 47.9 sq. metres (516.0 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.



The Granary, Coronation Road, Totnes, Devon,

TQ9 5GN
01803 865454

totnes@stags.co.uk

stags.co.uk



@StagsProperty