



1 Hunters Moon House

1 Hunters Moon House, Dartington, Totnes, Devon, TQ9 6EZ



Totnes: 1.5 miles, Plymouth: 22.5 miles,
Exeter: 27 miles

A charming semi detached property in the heart of a sought after South Hams village.

- Attractive Edwardian Home
- Over 1,600sqft of Accommodation
- Generous Plot with Further Garden
- Close to Local Amenities
- 2 Reception Rooms
- 3 Bedrooms
- Leasehold
- Council Tax Band: C

Guide Price £500,000

SITUATION

Hunters Moon House is situated on the edge of the pretty village of Dartington, on the outskirts of Totnes. Dartington village has a newly built primary school and easy access to the Rudolf Steiner School, the Shops at Dartington, a shop and petrol station, historic village church and the well renowned 14th Century Cott Inn. Totnes is approximately 2 miles to the south with its comprehensive range of shopping and educational facilities, choice of art and craft pursuits, historic Elizabethan connections, main line railway station to London Paddington, Norman castle and River Dart for water sports. 4 miles north is the A38 Devon Expressway with links to the cities of Plymouth and Exeter.

DESCRIPTION

1 Hunters Moon House, a striking Edwardian property divided into three residences in Dartington village. Formerly part of the Dartington Estate the properties were sold off and are now owned by private parties. Offering spacious rooms with high ceilings and ample windows, creating a bright and airy atmosphere as well as 3 bedrooms and ample reception space. Outside, the gardens boast a southern aspect with lawn, hedging, pond, and a storage shed. Additional garden space provides potential for further parking.

ACCOMMODATION

On entering the property you arrive in an extremely spacious entrance hall with a corner bench area to the left and a door that leads to the sitting room and a sweeping staircase to the first floor. Through to the sitting room the double aspect windows and high ceilings create a bright and airy atmosphere. This room has a southern aspect and a patio door leading out to the garden. To the rear of the ground floor is the generous kitchen that enjoys a dual aspect and is arranged with an array of base units and a back door leading to a rear porch. The kitchen provides further space for a dining table and chairs. The ground floor also provides a guest cloakroom. Moving up to the first floor an open landing provides access to the first floor bedrooms and bathroom.

The views from the first floor take full advantage

of the surrounding countryside. Bedroom 1 has a dual aspect and once again offers a spacious room with a built in wardrobe and a wash hand basin. Bedroom 2 has a rear aspect with views over the garden and provides a built in wardrobe. Bedroom 3 is the smallest of the three with garden views and a built in wardrobe. The bathroom comprises of a bath and wash hand basin with a separate WC.

OUTSIDE

To the front of the property is a small area of lawn with a side gate that leads to the south facing garden. This garden is mostly laid to lawn with a patio area, pond and a block storage shed.

The garden has established hedging and a selection of trees. In addition there is a further parcel of garden found on the right hand side of the lane on the shared entrance, this is laid to lawn with established trees. This area of garden could also provide parking.

SERVICES

Mains water, mains drainage, mains electricity. Gas 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.

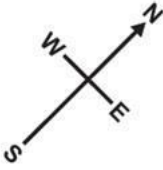
TENURE

The property is held on a leasehold title, of 999 years from the 1st January 2012. There is a management company made up of the three residents of Hunters Moon House.

DIRECTIONS

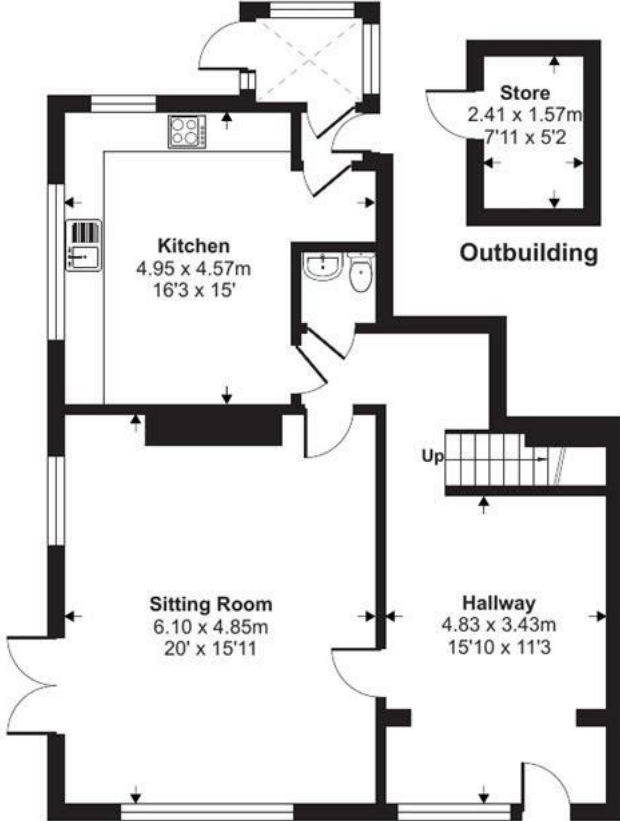
From Station Road head towards Dartington. At the traffic lights by the railway station turn left onto the Western Bypass/A381 then take your first right onto Barracks Hill. Continue on this road for approximately 0.7 of a mile then turn left just before the mini roundabout, which is signed for Hunters Moon House.



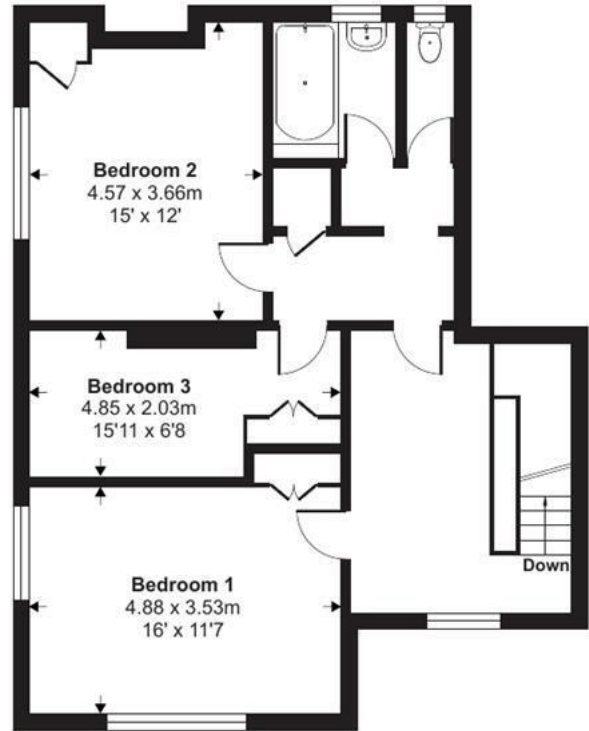


Approximate Area = 1668 sq ft / 155 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 1708 sq ft / 158.6 sq m


For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1097398

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	Green		84
(81-91) B	Light Green		
(69-80) C	Yellow	62	
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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