



Broomborough Lodge



Broomborough Lodge

Plymouth Road, Totnes, Devon, TQ9 5LH

A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

A characterful residence with endless charm occupying a large plot in Totnes with garage and off-street parking

- Beautiful character
- Large plot of well established grounds
- Short walk to town centre
- Overall area of 2130 sqft
- Freehold
- Natural stone elevations
- Garage and off-street parking
- Blank canvas for improvement
- Easy access to major transport links
- Council tax band F

Guide Price £700,000

SITUATION

Located only moments away from Totnes town centre, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. The property is situated within easy walking distance of shop, cafes, restaurants and the River Dart.

DESCRIPTION

Commanding an elevated position, Broomborough Lodge impresses with its timeless charm and endless possibilities. This distinguished residence, adorned with natural stone elevations, offers a unique canvas ready for improvement. A generous plot, garage, and off-street parking complement the allure, while the short walk to the town centre ensures convenience. Extending to over 2000 square feet awaiting your vision, this residence is primed for a transformation. Please note that this sale is subject to probate.



ACCOMMODATION

Step through the storm porch into an inviting entrance hallway with downstairs cloakroom. The ground floor unfolds seamlessly with a sitting room featuring a double-sided fireplace extending into the dining room, and a well-appointed kitchen/breakfast room boasting an extensive range of units and integrated appliances. A versatile home office awaits, while the double garage presents ample space, including a utility room and workshop areas.

Ascend the staircase to the galley-style landing, where four bedrooms await. Bedroom 1 and 2 share a shower room, with bedroom 1 boasting a unique arrangement with patio doors leading out onto an outside decking area. There are 2 further bedrooms, a family bathroom, and a separate cloakroom – each space crafted for comfort and tranquility.

OUTSIDE

Approach Broomborough Lodge through stone pillars, leading to a block-paved drive and a spacious garage offering storage solutions and parking for multiple vehicles. The front and side gardens, adorned with flower beds, shrubs, and trees, wrap around the property, creating a picturesque landscape. A rear patio with steps seamlessly connects with terraced lawns, bordered by mature hedgerows, providing privacy and serenity.

Enjoy the outdoors on the decking area, perfectly positioned for outdoor relaxation and al fresco dining. Explore further with a vegetable garden patch, greenhouse, garden shed and wood store, all harmoniously integrated into the well-established grounds.

SERVICES

All mains services connected. Gas fired central heating.

LOCAL AUTHORITY

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

VIEWINGS

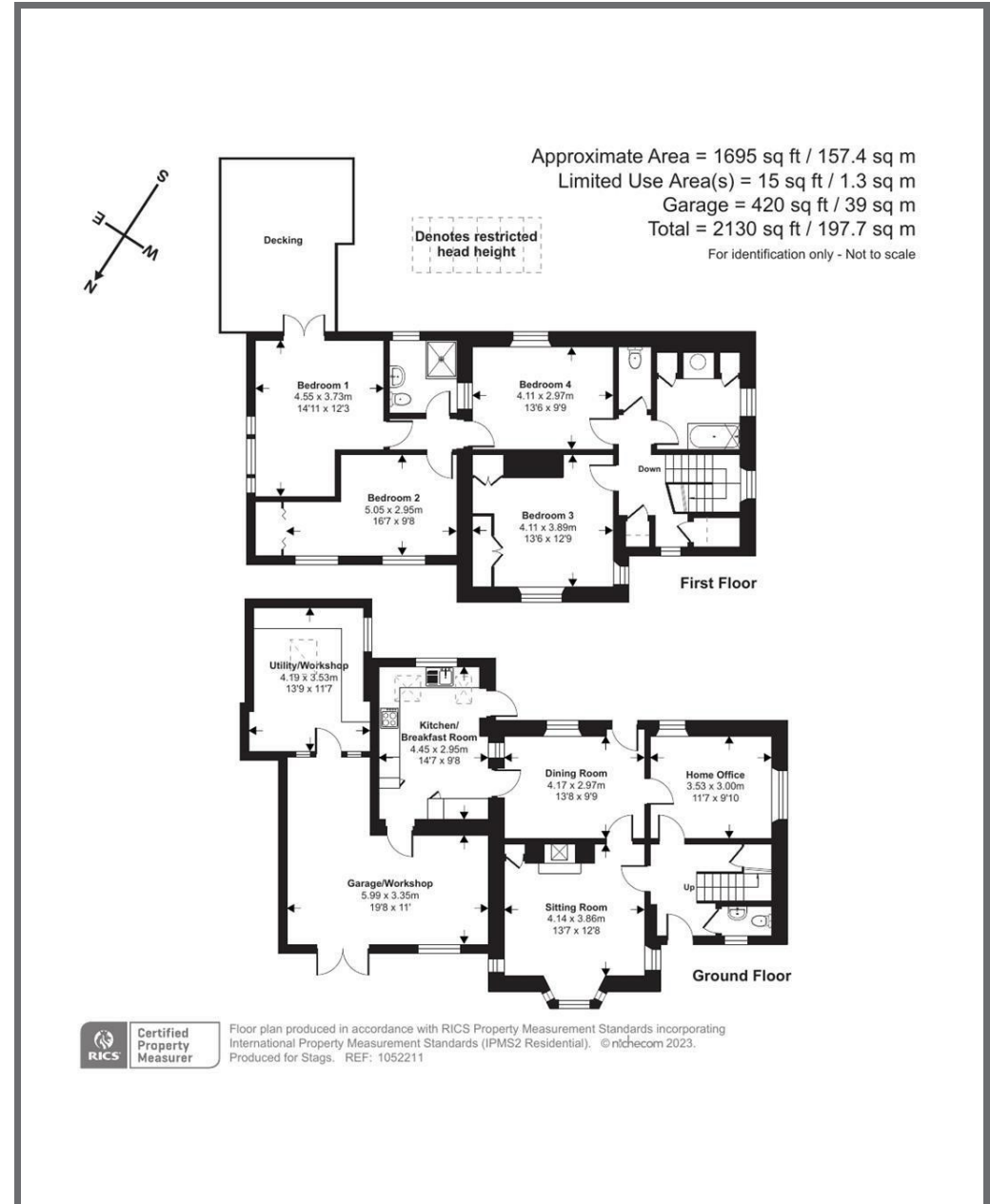
Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From our Totnes office follow Coronation Road to the roundabout, cross the roundabout with Morrisons petrol station on your left and at the next set of traffic lights turn left towards Kingsbridge and Dartmouth the A381. At the next lights turn right onto Plymouth Road where the property can be found after a short while on your left.



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			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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