



1 Tristford Road

1, Tristford Road, Harberton, Totnes, TQ9 7SD



Totnes: 3 miles, Dartmouth: 12 miles, A38:
4.4 miles

Charming stone cottage with delightful garden in historic Harberton village, near Totnes

- No onward chain
- Character filled
- Bright, well-appointed modern kitchen
- Two comfortable bedrooms
- Beautifully landscaped, private rear garden
- Ideal as permanent residence or holiday home
- Just 3 miles from Totnes market town
- Easy access to major transport links
- Freehold
- Council tax band B

Offers In Excess Of
£230,000

SITUATION

The property is situated in the thriving village of Harberton with its strong community bound by the well renowned Church House Inn, the historic church of St Andrews and the parish hall.

The property is only 3 miles from the bustling medieval market town of Totnes, which has a mainline railway station giving direct access to London Paddington. Schooling in the area is excellent with a selection of primary and secondary education. The property offers good access to the A385 which leads to Totnes and the A38.

DESCRIPTION

1 Tristford Road is a quintessential stone cottage nestled in the heart of Harberton village. This enchanting two-bedroom home blends historic charm with a high quality finish featuring engineered oak floor in the living room, new windows throughout and a new back door. Making it an idyllic retreat or a perfect permanent residence. Just 3 miles from the vibrant market town of Totnes, with excellent transport links, this property offers the best of rural tranquillity and urban convenience.

ACCOMMODATION

Upon entering the cottage, you are welcomed into a cosy sitting/dining room, featuring a charming fireplace and ample space for relaxation and dining. The large window allows natural light to flood the room, enhancing its warm, inviting atmosphere. The adjacent kitchen is well-appointed with modern appliances and traditional features, providing a delightful space for culinary pursuits.

Upstairs, the property boasts two comfortable bedrooms. The master bedroom is spacious and bright, offering a peaceful retreat at the end of the day. The second bedroom, though smaller, is equally charming and perfect for guests or as a home office. The well-maintained bathroom includes modern fittings and a bath, providing a serene space for relaxation.

OUTSIDE

The exterior of 1 Tristford Road is as charming

as its interior. The property features delightful flowerbeds with vibrant plants to the front and a small cobbled area, ideal for parking. To the rear, a beautifully landscaped garden offers a private sanctuary with lush greenery, a well-kept lawn, and a small outhouse immediately to the rear of the property for garden tools. There is also a small herb garden area. This outdoor space is ideal for gardening enthusiasts or for enjoying tranquil moments in the fresh air. The garden is detached from the main house and a shared pathway leads to the private gardens associated with each cottage.

SERVICES

Mains electricity, drainage and water. Electric panel heaters.

INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

AGENTS NOTE

A structural inspection of 1 Tristford Road, Harberton, has identified some cracks in the south-facing gable wall. The report suggests these may be due to historic construction, foundation movement, and drying out of stonework. Recommended repairs include further drainage inspections and specific structural stabilisations. For the full structural report and further details, please contact the agent directly.

The property has been valued and priced to reflect the necessary work highlighted in the report.

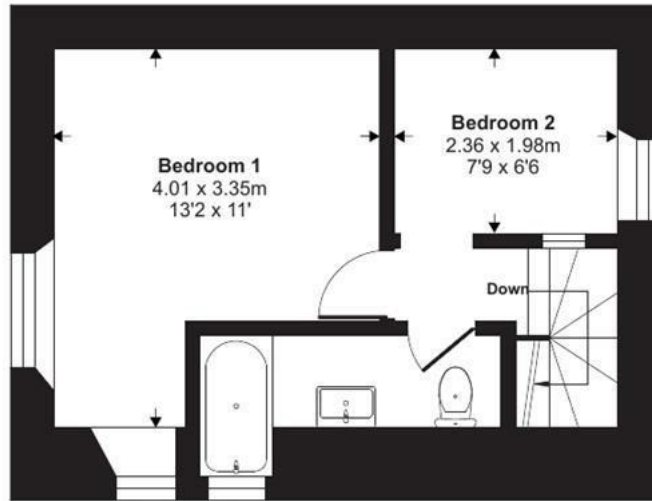
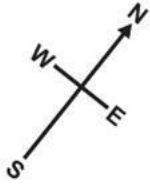
DIRECTIONS

From Totnes, take the A381 Kingsbridge road and after approximately 2 miles, turn right signed Harberton. Continue for approx 0.75 mile and on entering the village, pass over the stream and take the first right hand turn signed Parish Church. Continue up this hill, passing a 'passing place' on your right hand side and you will approach Tristford Road and number 1 can be found on the right hand side on the corner.

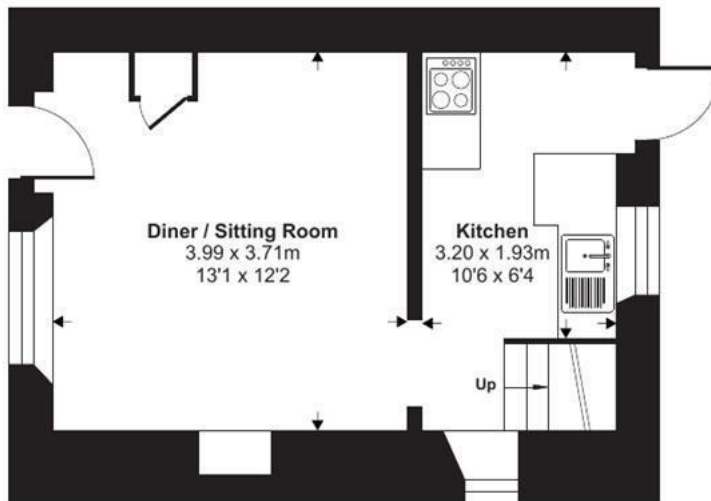


Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale



First Floor

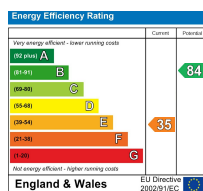


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1126039

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.



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