



Camelot, Higher Court Barns,









# Camelot, Higher Court Barns,

Littlehempston, Totnes, , TQ9 6LU

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

A very spacious two storey 4 bedroom barn conversion of superb quality with views over a meadow.

- Superb and spacious barn conversion
- Large open plan Kitchen/Dining/Sitting room
- Four double bedrooms
- Family bathroom
- High quality fittings throughout
- Separate reception room
- 3 En Suite shower rooms
- Freehold, Council Tax band pending

Guide Price £750,000

## Stags Totnes

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## SITUATION

Camelot, Barn 2 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

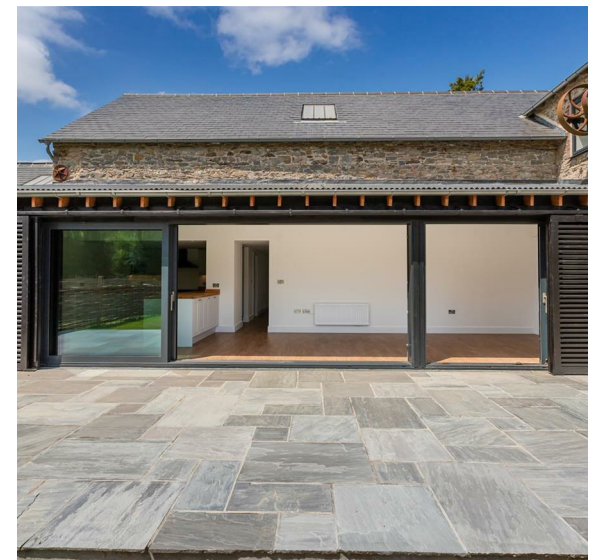
The handsome courtyard of Barns have been superbly converted to a very high standard. The conversion has ensured that there is an abundance of natural light and feeling of space throughout the property. Higher Court Barns were formally an iconic farmstead in this fantastic location in this Devon Valley, renowned for its Orchards. 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

Door and glazed window surround opening into a good size entrance hall with Karndean vinyl flooring throughout. Sitting Room with double doors opening out into the courtyard. Superb large open plan Kitchen/Dining room with an array of undercounter and wall mounted units with solid wooden worktops and splashbacks, five ring Rangemaster Cooker with induction hob, a Rangemaster extraction hood, integrated Lamona microwave, integrated Bosch dishwasher, integrated Neff fridge/freezer. Pantry slide out full length cupboard and plenty of additional undercounter storage, with plenty of space for a formal dining table and casual seating. Partially vaulted ceiling, inset spotlights. This room is incredibly light with three large windows and three sliding doors spanning the full length of this room. The sliding doors open onto the stone patio outside with views over the walled lawned garden and meadow beyond.

Bedroom 4/Home Office Space with useful storage cupboard with plumbing for a washing machine, ground floor W.C., Porcelanosa hand wash basin and large shower enclosure. Underfloor heating in the bathroom. Stairs rise from the entrance hall to the first floor landing.

The stairs rise to a well lit landing with a large rooflight. The Master Bedroom with partial vaulted ceiling with views over the front courtyard and a gable end window. Ensuite with Porcelanosa hand wash basin, W.C. and shower enclosure. Underfloor heating in the bathroom. Bedroom Two with partial vaulted ceiling, inset spotlights. Ensuite with Porcelanosa hand wash basin, W.C. and large shower enclosure. Underfloor heating in bathroom. Access to hot water tank cupboard. Bedroom Three. Family bathroom.





### GARDENS AND GROUNDS

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

### 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.

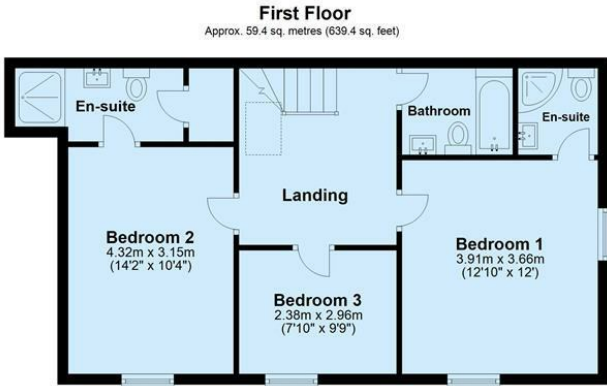
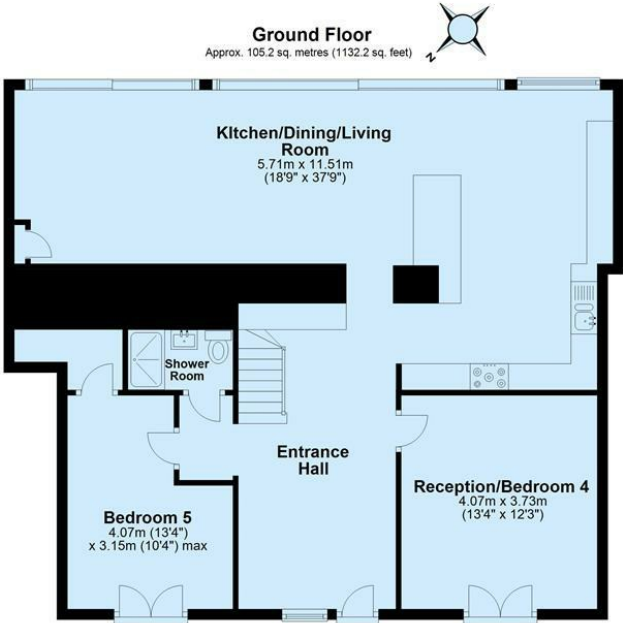
### VIEWINGS

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. 164.6 sq. metres (1771.6 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>	53	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







