



3 The Mill

3 The Mill, Woodland Road, Harbertonford, Totnes, Devon, TQ9 7FG



Totnes 3 miles, A38 7 miles, Kingsbridge 9.8 miles

Grade II Listed award-winning mill conversion in an idyllic village setting.

- Award winning development
- Original beams and cast iron stanchions
- South facing garden
- Grade II Listed
- Immaculately presented
- Parking for two vehicles
- Freehold
- Council Tax E

Guide Price £650,000

SITUATION

Harbertonford is a pretty and unspoilt village situated on the banks of the river Harbourne, which follows through Harbertonford into Bow Creek and onward towards Dartmouth. The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes. Totnes has both primary and secondary schools, 2 supermarkets and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

DESCRIPTION

This converted former Woollen Mill, originally dates back to 1769 and retains much of the original characterful features. The house has been finished to a very high specification and is in one of the South Hams most exclusive developments. With stunning views across the Devon countryside, good sized rear gardens and parking for 2 vehicles, this property will make a stunning family home.

ACCOMMODATION

The front door opens to the entrance hall which provides access to the sitting room, bedroom three and family bathroom. The bathroom is partially tiled and offers a WC, wash hand basin, bath with shower over and heated towel rail as well as built in storage. The large sitting room is flooded with light from the Juliette balcony which overlooks the River Harbourne and houses a feature gas fireplace and character beams. Bedroom three overlooks the front courtyard and can easily accommodate a double bed.

Staircase with glass balustrade leads down to the kitchen / dining room, bedroom four and the utility. The kitchen has a range of floor and wall mounted units, rangemaster and gas hob with extractor over, as well as an integrated fridge, dishwasher and large island unit. There is space for a large dining table, built in shelving and patio doors out onto the garden. Bedroom four is currently utilised as a study space with wooden beams used as shelving whilst in the utility there is an integrated washing machine, integrated freezer, built in shelving and understairs storage.

From the entrance hall stairs rise to the first floor landing which provides access to the two other bedrooms and loft space. The master bedroom is an impressive size with a vaulted ceiling and

wooden shutters. There is also an ensuite that offers WC, wash hand basin and walk in shower. Bedroom two has views to the front of the property and offers plenty of space for freestanding furniture.

OUTSIDE

To the rear of the property is a long private garden which is accessed from a short flight of steps or from the rear gate. There is a patio area for alfresco dining and an area laid to lawn with space for pots. From the garden, the cellar/basement area can be accessed for storage. This area runs the length of the house and is fantastic storage for bikes, kayaks and garden machinery. The gate to the rear of the garden provides access along the stream and onto the local walkways, perfect for dog owners and lovers of the Devon countryside.

SERVICES

Mains water, drainage, electricity, and gas fired central heating. Superfast Fibre broadband.

MANAGEMENT COMPANY

The sale of number 3 The Mill is a freehold sale, however the shared parts are maintained under the Management Company. An annual charge of £700 per year will be put into a sinking fund which can be used to cover the upkeep of the grounds and communal areas.

LOCAL AUTHORITY

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

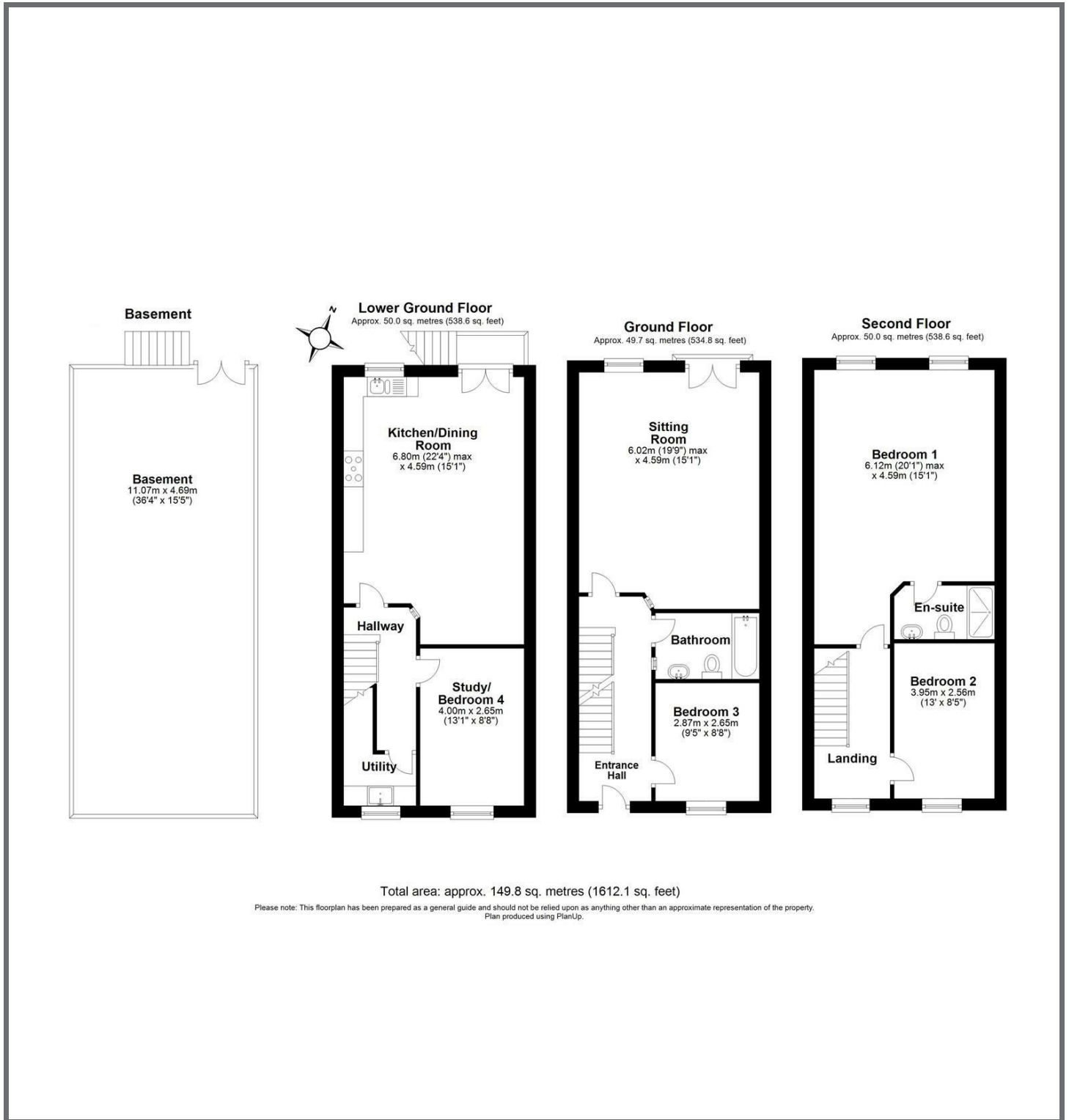
VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

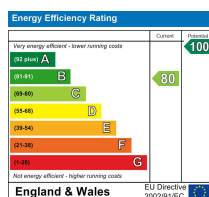
DIRECTIONS

From Totnes, take the Westerly Bypass towards Kingsbridge on the A381. After approximately 3 miles you will enter the village of Harbertonford. Turn right by the Church and The Mill is located around the corner on the left-hand side. On entering the gravelled parking area turn left and park in number 3.





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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