



The Bannuts







The Bannuts

Broadhempston, Totnes, TQ9 6BD

Totnes: 4.8 miles, Ashburton: 5.7 miles , Newton Abbot: 6.3 miles.

A superb 5 bedroom detached property renovated in a traditional style in a private tucked away position with a large garden and far reaching westerly views.

- Exceptionally spacious accommodation
- Remodelled and extended
- Superb open plan kitchen/breakfast/dining room
- Two large reception rooms
- 5 double bedrooms
- Shower room, family bathroom
- Large west facing garden
- About 0.45 acres
- Council Tax band F
- Freehold

Guide Price £1,200,000

Stags Totnes

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SITUATION

The Bannuts sits in a superb, elevated position in Houndhead, the highly desired residential area in Broadhempston, with fantastic westerly views over its own grounds and the village. Broadhempston is very popular with highly regarded amenities to include two local pubs, a church, a Community Shop with Post Office and café, village hall, primary school and playing fields. It is situated approximately 5 miles from the bustling Elizabethan market town of Totnes on the River Dart and 5 miles from Newton Abbot, both with a wide range of good schools, shopping facilities and recreational pursuits. Although in a rural setting, communications are easy as the A38 Devon Expressway provides speedy access to the cities of Plymouth and Exeter and there are mainline railway stations both at Newton Abbot and Totnes with links to London Paddington.

DESCRIPTION

This spacious and characterful family home, which takes its name from the old English word for 'walnut', has been completely modernised and carefully extended by the current owners. The owners have transformed this original 1970's built property into a stunning home which appears to be older than it is. The brief was to transform the property into one which had the character of an older period home yet with modern day comforts. Over the last ten years the house has been extended to provide a two story addition on the southern elevation which now provides a large sitting room and a main bedroom above. The house has been completely re-wired, re-plumbed, fully rendered on the outside with a replacement roof using delabole slate. Inside the house has many period features including stripped pine doors and a beautiful re-claimed pine floor which extends throughout the majority of the ground floor. The vendors have added oil fired under floor heating to both the ground and first floors, together with a bespoke ash staircase and replacement period double glazed windows throughout. All of the rooms have thermostatic controls to adjust the heating in every room. A real advantage at The Bannuts is the partly walled private garden which extends out to the west away from the house.

ACCOMMODATION

From the large tarmac driveway, an oak porch with an oak front door leads through to the impressive and reconfigured entrance hall. There is ample storage with two coat cupboards and a built in work station under the bespoke oak staircase. There is a ground floor WC with a tiled floor. At the end of the hall a door leads into the kitchen, tiled floor, with a range of fitted units incorporating an electric Rangemaster range with an induction hob and extractor over. Built in Miele dishwasher and a Belfast sink. Leading off this kitchen is a large utility room with further fitted base level units with space and plumbing for a washing machine and a tumble drier. Stable door to outside. There is a useful pantry with fitted shelving and a pair of doors providing access to the boiler and the hot water cylinder.

The kitchen opens out into the large breakfast room/dining room area with a pair of french doors which lead out onto the west facing cobbled veranda. The sitting room can be accessed from here or from a separate door from the hallway. This room enjoys stunning views over the garden with a further pair of french doors onto the cobbled veranda. The large bay window with built in window seats provides lots of light to flood the room. There is a slate hearth with a wood burning stove.

At the end of the hall is the library/playroom which has plenty of fitted bookcases. A large window is complimented by further fitted bookcases either side.





UPSTAIRS

The bespoke ash staircase passes a large window which provides lots of light onto the landing. At the far end is the main bedroom with a dual aspect making the most of the glorious westerly views over the garden, towards the church and as far as Dartmoor on the horizon. There is a large fitted quadruple wardrobe. Adjoining this room is a well fitted shower room with a large walk in shower.

There are a further three double bedrooms, two with built in wardrobes and a family bathroom with a mixer shower over the bath.

The vendors converted the large roof space into additional accommodation, which is accessed from a staircase at the end of the landing. This room is vast and could be used as an additional bedroom or as a playroom or office. In fact the vendors used this room as a music studio. This room has two Velux windows for natural light and has multiple access points for storage within the roof eaves.

GARDEN AND GROUNDS

The garden at The Bannuts extends to the rear and can be accessed from many doors from the house or externally from either side of the house. The vendors laid a beautiful cobbled patio which is complimented by an oak framed veranda which provides covered access right across the rear of the property in between the utility room and the sitting room. The large almost level garden is bordered by a tall stone wall and mature hedges which provide good levels of privacy. There are a number of mature apples trees and shrubs. Towards the rear of the garden is a sunken trampoline, a timber children's climbing frame, a small stone barn under a slate roof and a timber garden shed.

To the front of the property is a large tarmac drive with space for many vehicles.

SERVICES

Mains electricity, mains water, mains drainage, oil fired under floor central heating. Electric panel heating on the second floor. According to OFCOM good mobile coverage is available and up to superfast broadband is available at this property.

DIRECTIONS

On the approach into Broadhempston at Vicarage Cross turn right and proceed passing Houndhead onto Wotten Way. The shared drive for the Bannuts will be found on the left hand side, just before the 'T' junction at the end of the village. Proceed down the initial section of shared drive until passing onto the private drive for the house.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Please call Stags Totnes on 01803 865454

The Bannuts, Broadhempston, Totnes, TQ9 6BD

Approximate Gross Internal Floor Area = 273.6 sq m / 2945 sq ft

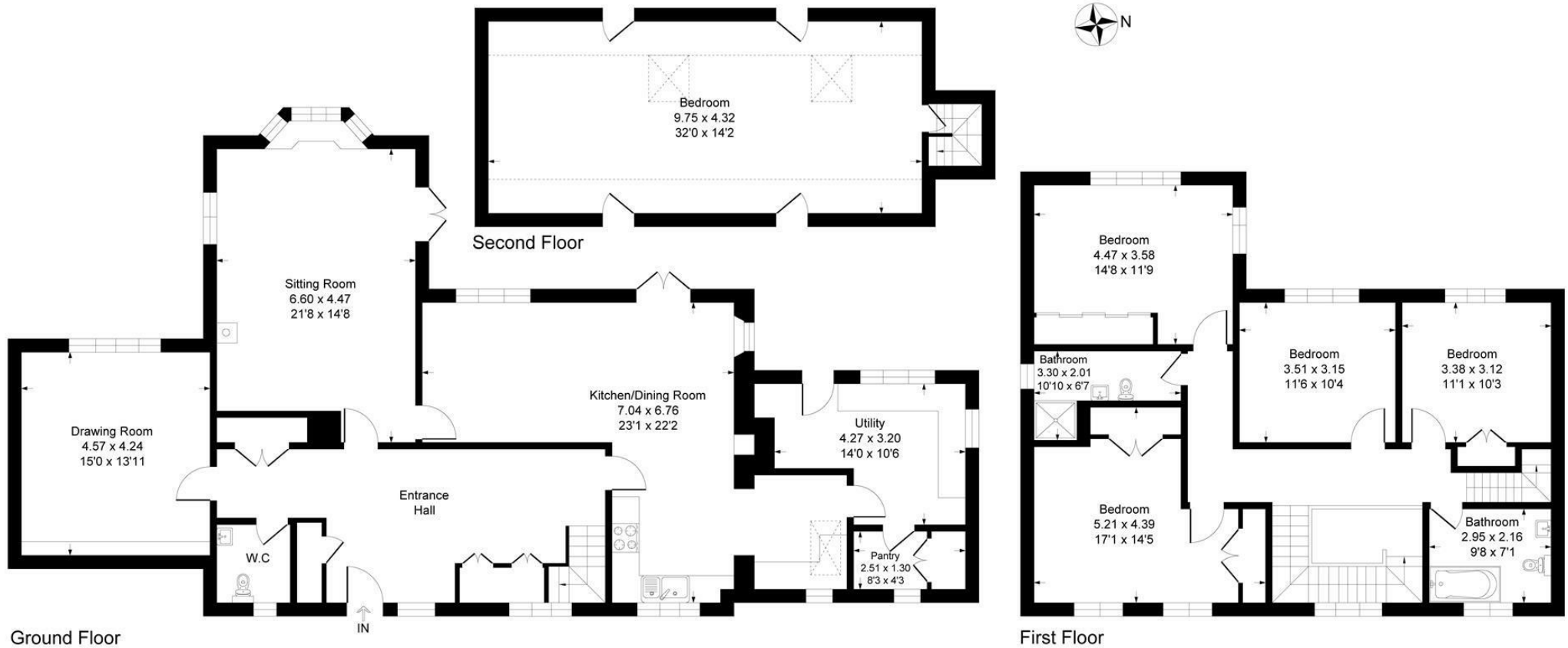


Illustration for identification purposes only, measurements are approximate, not to scale.



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



