



8 Castle Street, Totnes, Devon TQ9 5NU

A delightful period property in the heart of one of Totnes' most favoured streets.

Totnes (train station): 0.25 miles, Dartmouth: 13 miles, Plymouth: 23 miles

• Close to Local Amenities • Charming Grade II Listed Home • 1216sqft of Accommodation • Views of Totnes Castle • Ample Reception Space • Off-road Parking For Two Cars • Delightful Garden • Versatile Outbuilding • Freehold • Council Tax Band: E

Guide Price £675,000

01803 865454 | totnes@stags.co.uk

SITUATION

Castle Street stands as one of Totnes' most storied roads, offering superb access to a diverse array of boutique shops, eateries, pubs, and cultural attractions. Within easy walking distance lies the railway station, providing direct links to Penzance and London Paddington.

To the west, bordering Dartmoor National Park, stretches the A38 Devon Expressway, facilitating travel to Plymouth, Exeter, and beyond via the M5 Motorway. Plymouth boasts a ferry terminal with services to Roscoff, France, and Santander, Spain, while Exeter is home to an international airport. Heading east leads to the charming resort towns of Torbay, while to the south lies the picturesque countryside and coastline of the South Hams region.

DESCRIPTION

8 Castle Street presents a superb Grade II Listed residence, situated at the center of Totnes, conveniently close to the High Street. This property features generously proportioned rooms, including a delightful kitchen/dining area with views over the rear garden.

The garden itself is generously sized and offers stunning vistas of Totnes Castle. Additionally, there is a detached

studio/garage, providing the opportunity for additional off-road parking or an ideal space for a home office/studio/workshop.

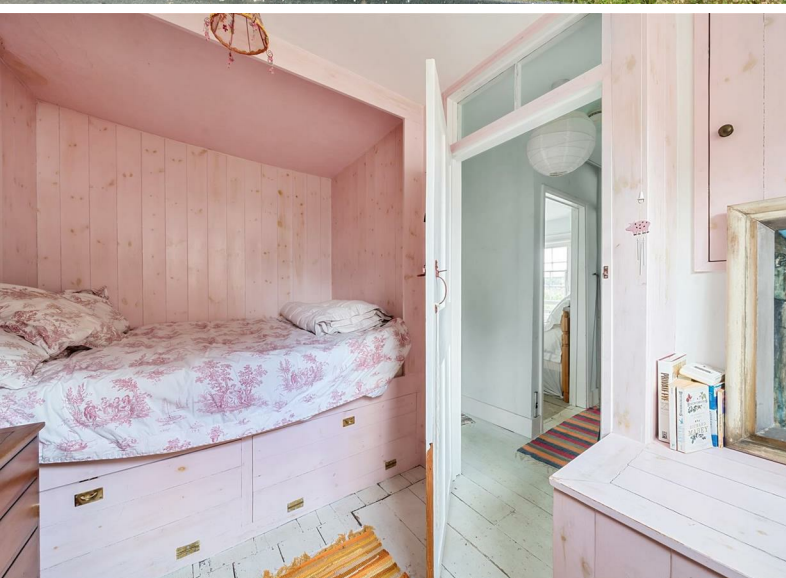
ACCOMMODATION

The main entrance leads into a hallway featuring a spacious cupboard with hanging space and grants access to the main sitting room. This charmingly snug space boasts two windows, a fireplace with woodburner potential, and built-in cupboards.

Double doors open into the kitchen/diner, featuring tiled flooring, a variety of wall and base units, a sink with mixer tap, and space for a fridge/freezer. Full-length glass doors provide a picturesque view of the garden.

Ascending the stairs leads to the first floor, where a recently renovated shower room with tiled flooring awaits. The master bedroom offers expansive views of both rural and urban landscapes, along with a window seat, built-in wardrobes, a radiator, and an en-suite bathroom equipped with a large bath.

Bedroom 3 includes a built-in bed with storage underneath, cleverly utilizing space for additional storage over the stairs. Bedroom 2 features built-in storage as well.



OUTSIDE

Outside, the rear garden features a hardstanding area with a paved terrace directly outside the kitchen, ideal for outdoor dining.

Two pathways wind down the garden, bordered by a variety of shrubs, creating a charming atmosphere perfect for enjoying the tranquility of the property while remaining just moments away from the lively High Street.

A gate at the rear of the garden provides direct access to the parking area, which accommodates two off-road parking spaces and offers further entry into the studio.

The Studio, constructed by the current owner, presently serves as a studio/workshop, offering an ideal environment for those seeking a home-based workspace. Alternatively, it could be converted back into a double garage, featuring double doors leading to the existing parking area. Accessible from the studio is a single door leading to the garden, along with a separate WC and washbasin. The main room boasts a sizable sink with a draining board and mixer tap, while two night storage heaters provide warmth and comfort.

SERVICES

To the house: mains water, electricity gas and drainage. To the studio: mains water and electricity.

VIEWINGS

Strictly by appointment through the agents.

LOCAL AUTHORITY

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

DIRECTIONS

Driving from the Stags Totnes office, proceed on the A385 towards Dartington. Go straight over the first roundabout and turn left opposite the turning to the Railway Station. Proceed up Castle Street, under the North arch and turn left to the into North Street. Number 8 Castle Street is on the corner of Castle Street and North Street.

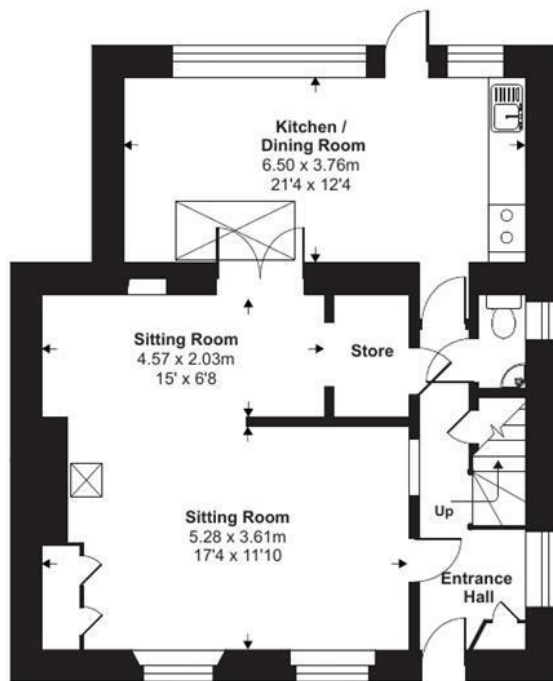
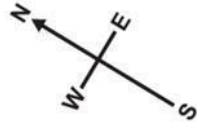


Approximate Area = 1216 sq ft / 112.9 sq m

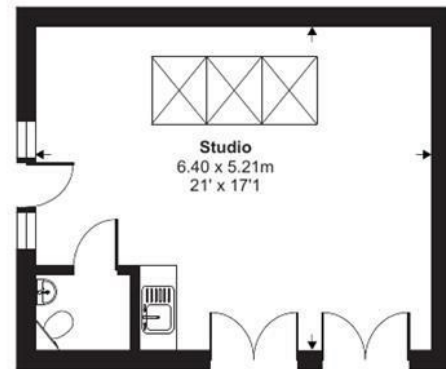
Outbuilding = 360 sq ft / 33.4 sq m

Total = 1576 sq ft / 146.4 sq m

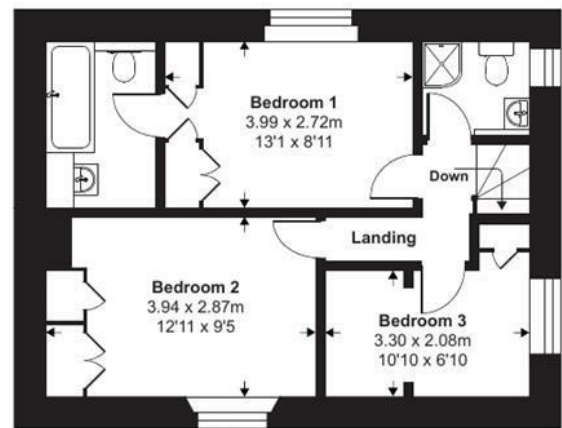
For identification only - Not to scale



Ground Floor



Outbuilding



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1122012



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