



Larch Cottage



Totnes 3 miles, Newton Abbot 6.5 miles,
Exeter 24 miles.

A charming barn conversion
situated in a delightful
development set in the South
Devon countryside.

- Attractive Barn Conversion
- 924sqft of Accommodation
- Rural Location
- 3 Bedrooms
- 2 Shower Rooms
- Communal Gardens & Tennis Court
- Private Courtyards
- Off-road Parking
- Freehold
- Council Tax Band D

Guide Price £375,000



SITUATION

The property is situated in the hamlet of Littlehempston, boasting a charming church and a popular village inn. The River Hems runs through the village, which is a tributary of The River Dart. Within the village there is a shared community field and community run public house. Totnes has a thriving market town, that retains much of its original character and is full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

The A38 Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links in a little over 3 hours to London Paddington are also located in Totnes.

DESCRIPTION

Larch Cottage is a well presented property situated in a delightful rural setting. The property was converted in 1999 once forming part of Old Hemsford Farm and has been well maintained and offers comfortable accommodation across two storeys making the most of ample reception space and three bedrooms. Within the development the property benefits from parking for two cars with access to the both private and communal gardens.

ACCOMMODATION

The ground floor plays host to the properties reception space, currently configured to create a spacious south facing sitting room with an outlook across the southern courtyard and an ornate fireplace with space for an electric fire. To the front of the property is the kitchen/diner with ample space for a dining table and fridge/freezer, while a range of wall and base wooden units with integral appliances including an electric oven, hob and fridge/freezer while there is space for a washing machine. In addition the ground floor plays host a versatile study or a snug as well as a double bedroom and a shower room consisting of a shower, wash basin and WC.

On the first floor is two double bedrooms including the master bedroom, a comfortable

double bedroom with access to eaves storage. The family showeroom comprises a shower, wash basin and WC.

OUTSIDE

The property benefits from two private parking spaces and additional visitor parking.

To the front of the property is a paved courtyard garden with space for potted plants and small storage units. To the rear is a south facing courtyard garden with a considerable wooden shed plus ample space for outdoor seating/dining.

COMMUNAL GROUNDS

The property is approached via a shared driveway, which provides access to the communal parking areas. Within the grounds is a tennis court, equestrian arena and communal gardens, which the property has the benefit of access to. The service charge for the development is currently £92 per month which includes upkeep of the communal areas and the shared private drainage.

SERVICES

Mains water and electricity. Shared private drainage. Oil fired central heating.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

DIRECTIONS

From Totnes, proceed along the A381 in the direction of Newton Abbot. After approximately 1.5 miles, and just before the Pig and Whistle public house, turn left signposted to Littlehempston. Continue along this lane under one bridge and over second bridge and take second right turn signposted to Hemsford. Proceed along the lane for 0.75 miles and then turn right at Fordbridge cross roads, signposted to Hemsford and Broadhempston. Turn right just after 'The Stables' into the Hemsford complex.

what3words: ///armrests.begun.outgoing





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