



Broadview





# Broadview

Beaston, Broadhempston, Totnes, TQ9 6BX

Ashburton: 4 miles, Newton Abbot: 6 miles, Exeter: 24 miles.

A charming detached home in a rural hamlet on the outskirts of a popular South Hams village.

- 1960's detached house
- 1607 sqft of accommodation
- Ample reception space
- Off-road parking
- Freehold
- Superb countryside views
- Close to village amenities
- 3 double bedrooms
- Pleasant garden
- Council tax band: E

## Guide Price £575,000

Nestled in the hamlet of Beaston, just half a mile from the thriving village of Broadhempston, Broadview is a beautifully remodelled family home enjoying a peaceful countryside setting. Broadhempston offers a vibrant community with amenities including a highly regarded primary school, well-stocked village stores, two historic inns, and a village hall hosting a variety of clubs and events. Conveniently positioned between Totnes, Ashburton, and Newton Abbot, the property benefits from excellent access to the A38, making Exeter and Plymouth easily reachable.

The spacious living areas include a dual-aspect living-dining room with a Stovax wood-burner, a separate garden room with bi-fold doors leading to a timber sun deck, and a stylish kitchen with a walk-in pantry. A generous utility/boot room, complete with a biomass boiler and hot water storage, provides a practical space for countryside living. Upstairs, three well-proportioned bedrooms enjoy far-reaching views over the surrounding countryside, complemented by a modern family bathroom and shower.

The south-facing gardens are a delight, featuring beautifully planted beds, mature shrubs, and fruit trees, as well as a vegetable-growing area, greenhouse, and vine-clad pergola. A gated driveway provides ample parking alongside an open-fronted garage, while a large general store offers potential for a studio or workshop (subject to consents). A wonderful opportunity to enjoy rural Devon living with easy access to local amenities.

Mains water and electricity. Wood pellet fired boiler and PV panels provide central heating, plus LPG for cooking. Private drainage. Ofcom advises standard broadband and limited mobile coverage via major providers is available at the property.

what3words: ///ropes.snuggled.extreme.

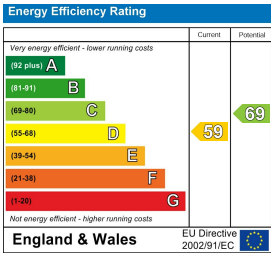






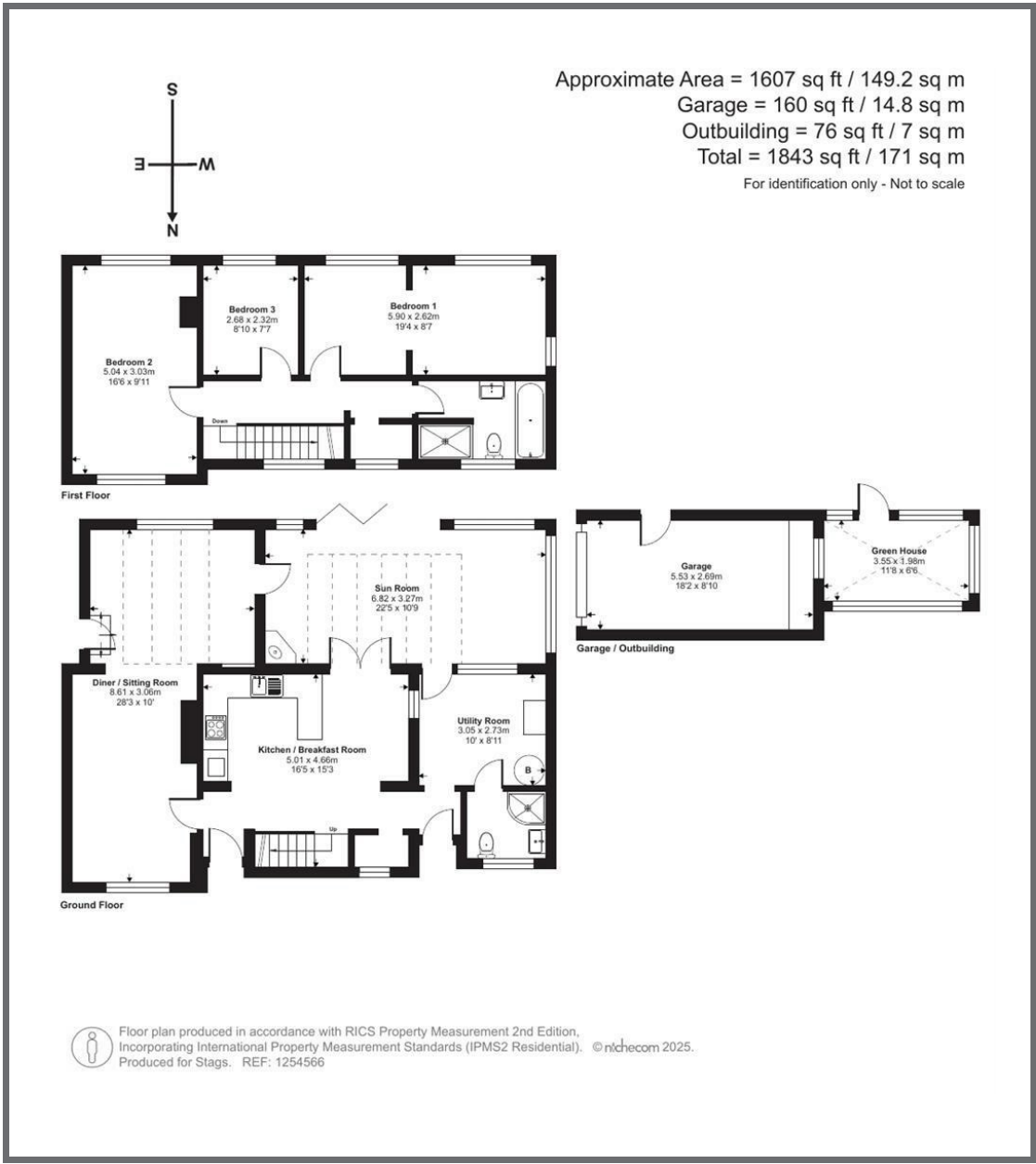


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