



Vine Cottage







Vine Cottage Broadhempston

Totnes, Devon, TQ9 6BD

A tastefully modernised property combining well maintained period features with appropriate 'mod-cons', in the heart of one of South Devon's most sought after villages.

- Idyllic village location
- 2621sq ft of accommodation
- Comfortable reception space
- Superb landscaped garden
- Freehold
- Close to amenities
- Attractive family kitchen
- 4 Double bedrooms
- Garage and off-road parking
- Council tax band: G



Guide Price £995,000

Stags Totnes

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SITUATION

The property is situated in the charming South Devon village of Broadhempston, which offers a community shop with a post office, a primary school, playing fields, and two popular pubs – Coppa Dolla and The Monks Retreat. The village lies about 5 miles from both Totnes and Newton Abbot, with easy access to the A38 Devon Expressway for connections to Exeter and Plymouth.

Totnes, a historic Elizabethan market town, provides excellent schools, diverse shopping, and leisure facilities, including an indoor pool and boating on the River Dart. Mainline rail services to London Paddington are available from both Totnes and Newton Abbot.

DESCRIPTION

Vine Cottage is the ideal village home; featuring a fine balance of period charm thoughtfully modernised to create an elegant and contemporary feel throughout. The 'cottage by name, cottage by nature' adage, however, is not followed, with good ceiling heights and well proportioned rooms it ensures comfortable family living that is complemented by a superb landscaped garden. Extending to 0.498 of an acre, the gardens were designed by a landscape gardener, to create a vibrant and well stoked retreat on the property's doorstep.

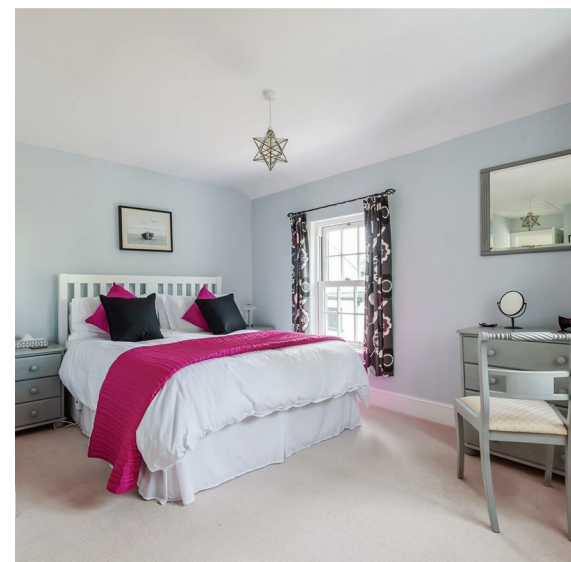
ACCOMMODATION

Although the principal entrance lies to the front of the property, the rear courtyard access is more frequently used. From here, a porch opens into an inner hall, leading to a utility room fitted with a Belfast sink, fridge/freezer, plumbing for a washer/dryer, and space for coats and boots. There is also a cloakroom with WC.

A characterful dining room with wood flooring leads through to the bright, dual-aspect kitchen, thoughtfully fitted with tulip wood units, a Sandford cooker/boiler, built-in dishwasher, electric oven, and induction hob. The kitchen also benefits from tiled flooring and a walk-in larder. Steps rise to a charming sun room/breakfast room with French doors opening onto the gravelled courtyard, creating an ideal space for morning coffee or informal dining. Solid oak doors feature throughout the property ground floor.

From the dining room, steps descend to the main entrance hall, which boasts beautiful parquet flooring. A cosy snug sits just off the hallway, featuring an inset wood burner and windows overlooking a private rear seating area. The main sitting room, also accessed from the hallway, is a generous dual-aspect space with a large wood burner. From the sitting room is access to a study/home office with a large storage cupboard.

On the first floor, the bedroom accommodation includes three double bedrooms, all with built-in wardrobes, two of which share a well-appointed family bathroom. The third double bedroom enjoys an en suite shower room. At the far end of the landing, steps lead to the impressive principal bedroom, a bright and spacious room with high ceilings and a Juliet balcony overlooking the courtyard and gardens. It benefits from a walk-in wardrobe and a stylish en suite shower room.





GARDENS & GROUNDS

The property is approached via a spacious gravelled courtyard providing ample parking and access to a range of outbuildings. These include a workshop with an adjoining store, a substantial workshop with a mezzanine level with stable doors—this space offers excellent potential for conversion to ancillary accommodation (subject to planning)—and a large garage.

To the side of the garage, the garden unfolds into a wonderfully private and mature setting. Designed for year-round enjoyment, it includes well-maintained lawns, meandering pathways, a picturesque pond, and a hand-crafted wooden gazebo with integrated lighting—ideal for entertaining or relaxing in all seasons. Discreet uplighting throughout the flower beds adds a magical evening ambience.

Beyond the ornamental garden, a row of espaliered fruit trees creates a natural divide leading to a productive kitchen garden. This area features raised beds, a soft fruit cage, and a large polytunnel, all benefiting from automatic irrigation systems. A garden tap and timber shed provide practical storage for tools and equipment.

SERVICES

Mains water, drainage and electricity plus surplus from the PV panels. Oil fired central heating. Ofcom advises that superfast broadband and limited mobile coverage is available at the property.

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.

DIRECTIONS

From Totnes proceed on the A381 towards Newton Abbot for 4 miles, passing the Pig and Whistle pub and Southern Timber and into the village of Ipplepen. At Ipplepen, take the first left and proceed into the village, passing the primary school and the village hall and continue onto Orley Road and proceed out of the village. Continue for 2 miles and enter the village of Broadhempston, and take the second left, where after 40 yards the property can be found on the left hand side.

What3Words: [///swarm.finalists.admiringly](https://www.what3words.com/#!/swarm.finalists.admiringly)

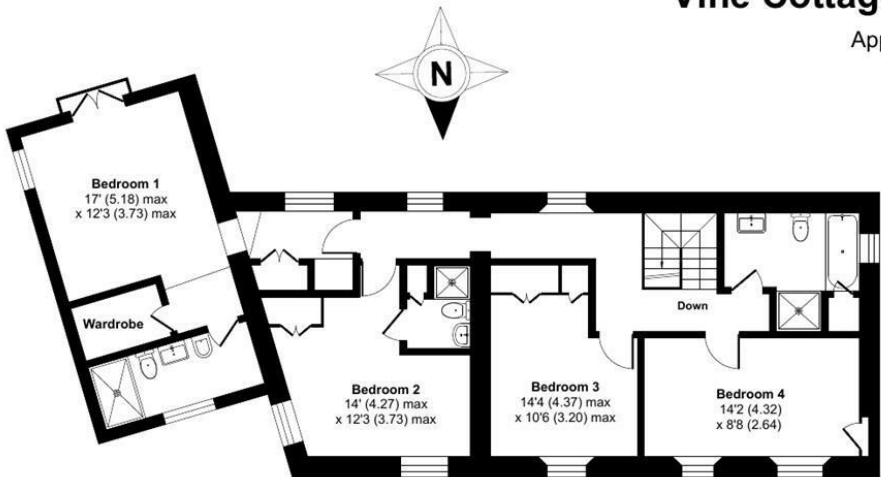
Vine Cottage, Broadhempston, Totnes, TQ9

Approximate Area = 2621 sq ft / 243 sq m (includes garage)

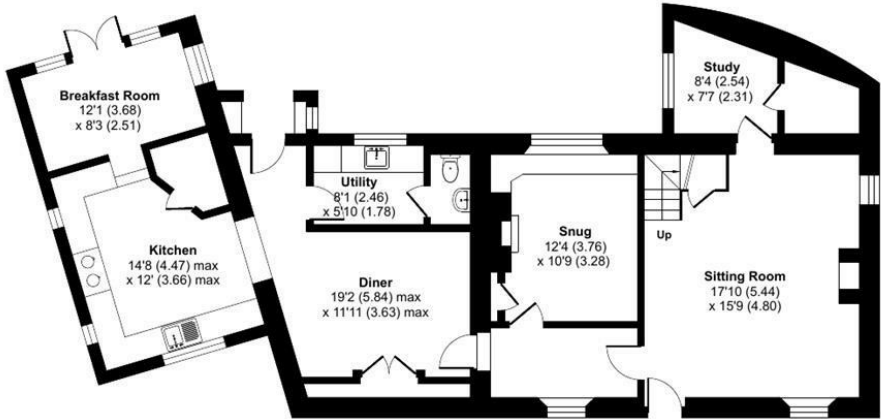
Outbuildings = 369 sq ft / 34 sq m

Total = 2990 sq ft / 277 sq m

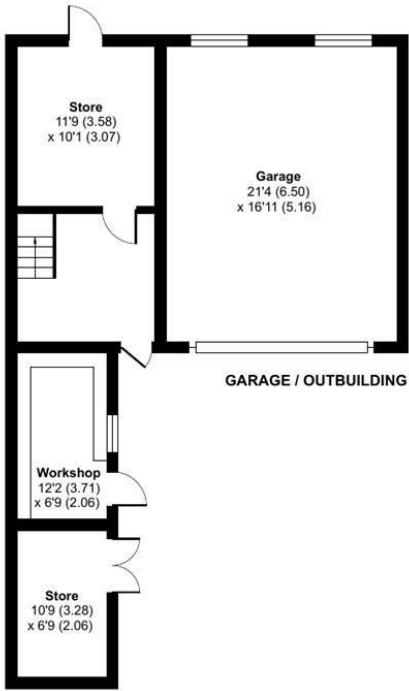
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FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Chartsedge. REF: 869887



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



