



17 Huxhams Cross



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Dartington, Totnes, Devon, TQ9 6NT

A38 4 miles, Plymouth 20 miles, Exeter 26 miles

A superb double-fronted south-facing property on the hugely popular Huxhams Cross Development.

- Exceptionally bright and airy
- Large open plan kitchen/breakfast room/snug
- Sitting room with wood burning stove
- Underfloor heating throughout the ground floor
- 3 Double bedrooms
- Family bathroom
- Recently replaced roof
- Large rear garden
- No onward chain

Guide Price £435,000

SITUATION

The popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

17 Huxhams Cross is an exceptionally bright and airy, double-fronted property which is south facing and overlooks the central green. The house has significant potential to be extended, as with the neighbouring properties. The house is offered for sale with no onward chain.



ACCOMMODATION

The house is approached into the inner hall with stairs rising to the first floor and a door into the open plan snug/dining room/kitchen, with exposed pine timber floorboards and a range of bespoke handmade base and eye-level kitchen units incorporating a Belfast sink with granite worktops and a mixture of timber worktops alongside. There is space and plumbing for a washing machine, space for a free-standing cooker with 4-ring gas hob, undercounter refrigerator, door to under stairs cupboard and door to the outside.

A door from this room leads into the sitting room, again, a bright and airy room with windows to the front and to the rear. The pine floorboards continue into this room. Wood burning stove and a pretty outlook over the rear patio to the garden beyond. It is worthy to note that the front windows in the sitting room and the kitchen have been replaced with Douglas Fir frames and are double glazed.

The stairs rise to the first floor landing, again with exposed pine timber floorboards throughout the whole of the first floor, which provides access to bedroom 1, double, with a door to a storage cupboard. Bedroom 2, double, with a window overlooking the front green, also with a storage cupboard. Bedroom 3, double, with a window overlooking the rear garden. Family bathroom and airing cupboard on the landing where the mains gas-fired central heating boiler is located.

OUTSIDE

To the front of the property is an area of level lawn with mature hedge providing some privacy from the front green. To the rear a doorway from the kitchen provides access to the rear patio where there is a timber shed, which is included in the sale. The rear garden is a good size and bordered on either side with herbaceous and mature hedging borders with a productive apple tree at the rear. Beyond the apple tree is a further area of land, which could be modified and utilized for the construction of a summerhouse or garden room (subject to the relevant consents)

DIRECTIONS

Upon entering Huxhams Cross, continue to the main village green area where number 17 is the most prominent house at the far side, overlooking the green. Park around the green.

HUXHAMS CROSS DEVELOPMENT

All the properties on the Huxhams Cross Development have the ability to access the community-owned block of land, which is perfect for children to play and adults to use the outbuildings for entertaining or barbequing. The nearby North Woods on the Dartington Estate are also within easy reach and are readily accessible for lengthy walks and cycle rides.

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

SERVICES

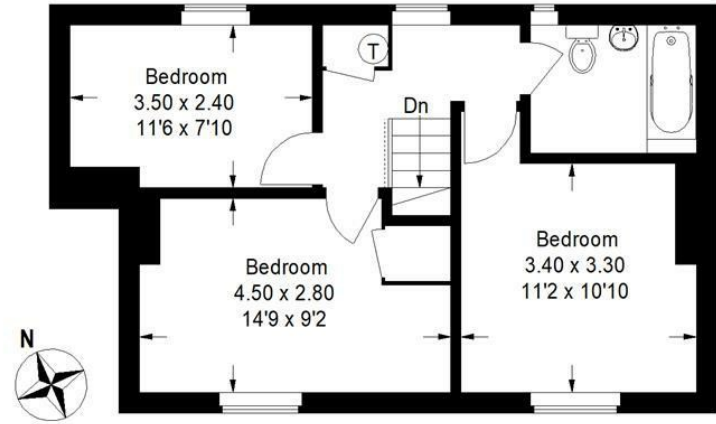
Mains water, electricity, gas and drainage are all connected.



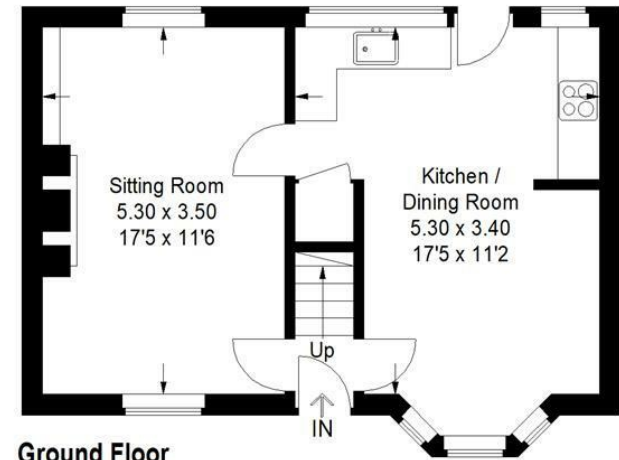


These particulars are a guide only and should not be relied upon for any purpose.

Approximate Gross Internal Area = 88 sq m / 947 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID702717)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454



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