



Wayseford



**STAGS**



# Wayseford

Nr Broadhempston, Newton Abbot, Devon TQ13 7LR  
Broadhempston 2 miles Totnes 6 miles Newton Abbot 7 miles

A fantastic 17th Century Grade 2 Listed cottage with grounds of 0.75 acres in a highly sought-after area. FOR SALE BY ONLINE AUCTION

- Grade II Listed quintessential thatched cottage
- An abundance of original character
- Gardens of 0.75 acres
- Sold with the furniture included
- For sale by Online Auction
- 2 Double bedrooms, upstairs bathroom
- Rare plants, stream and orchard

## Offers In Excess Of £350,000

### SITUATION & DESCRIPTION

Wayseford is located on the outskirts of the popular villages of Staverton and Broadhempston in the hamlet of Forder Green, which is located about 6 miles from Totnes. The nearby village of Landscope which has its own church and pub.

The property has been in the same family's ownership for 80 years and is sold almost in an original state with much sought after charm and will make a perfect second home or a small residential main dwelling.

### ACCOMMODATION

The principally stone and cob house is approached through the timber door into the sitting room and a door to wide staircase rising to the first floor. The sitting room has a large open fireplace with a timber over-mantel and a spit, which is used to cook over. The vendors still cook a roast goose on the spit when they use it for Christmas. A doorway from the sitting room leads through into the dining room with a window seat overlooking the rear garden. Door through to the kitchen with a galley-style range of handmade kitchen units incorporating a Belfast sink, 4-ring electric hob, plumbing and space for a dishwasher, fridge and door to the under stairs cupboard. Within the kitchen is the old pump to access the well water, which has now been replaced with a modern electric pump, which has all the filters and UV system underneath the sink for the drinking water. Upstairs there are two double bedrooms and a bathroom with a cast iron rolltop bath. All of the original character remains in the property with its original floorboards, doorways and heavily beamed ceilings.





**GARDENS AND GROUNDS**

The property’s grounds extend to 0.75 acres. There is a very useful a stone and timber Linhay outbuilding which is currently used as a studio/store, which has an insulated roof, electricity and has been used for additional accommodation for extended family stays, with two windows overlooking the stream below. The gardens border the stream and lead down to a lower area of garden where a bench and granite fixed table has been created in the stone wall to watch the west-facing sunsets. A rose arbor leads through to the largest area of garden, which has a large variety of fruit trees including eating apples, cider apples, plums, mulberry and a number of rare trees including Swamp Cypress. Handkerchief tree, Zelkovia, rare Butternut and varieties of oak, willow and Japanese Acers.

**SERVICES**

There is well water to the property, mains electricity, a Klargester drainage system and heating by open fires and oil filled electric radiators. Council Tax band: D

**VIEWINGS**

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

**METHOD OF SALE**

The property will be offered for sale by Online Traditional auction. The auction end date will be Tuesday 11th May 2021 6pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website [stags.co.uk](https://stags.co.uk).

**BUYERS & ADMINISTRATION FEE – ONLINE AUCTION**

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a “buyer’s fee” of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional “administration” fee of £1,000+VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags.

**PROOF OF IDENTITY**

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

**DEFINITION OF AUCTION AND RESERVE**

- Guide price is an indication of the seller’s expectation.
- Reserve Price is a figure below which the auctioneer cannot sell the lot at auction.
- We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.
- Guide prices may change at any time prior to the auction.

**LEGAL PACK**

Copies of the legal pack and special conditions of sale will be available online to be downloaded, via the tab on the online auction property listing page (<https://app.bambooauctions.com/property/wayseford-5141476>) It is the purchaser’s responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

**SOLICITOR ACTING**

Nick Dymond, Windeatts Solicitors, 19 High Street, Totnes, Devon TQ9 5NW Tel: 01803 862233

**COMPLETION DATE**

The completion date will be as dictated by the solicitor and included in the legal pack, likely to be 20 working days following exchange.

**SPECIAL CONDITIONS OF SALE**

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



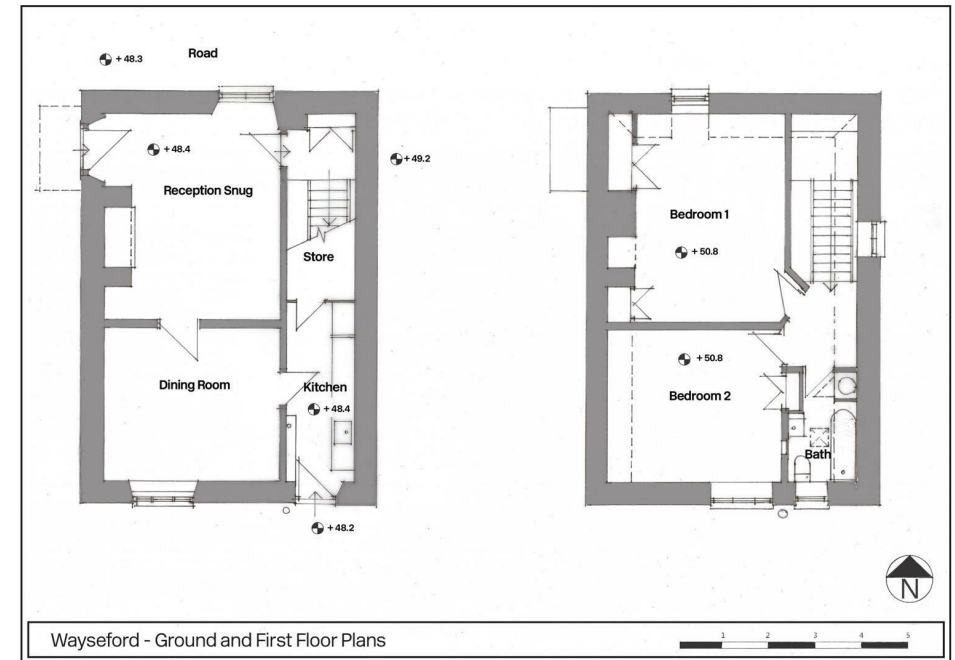




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These particulars are a guide only and should not be relied upon for any purpose.



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