







Manymead

Avonwick, South Brent, TQ10 9NB

A beautiful tiled porch opens into the spacious entrance hall of the home which provides access to many of the principal rooms of Manymead. A sizeable reception room with a broad bay window overlooks parts of the garden. There is a formal dining room as well as a kitchen-diner which has an opening leading to the snug. There is also a boot / cloakroom which houses the oil-fired boiler and has a door to access outside. Manymead has two staircases which ascend to the first floor. Upstairs there are five bedrooms, four of which are sizeable double bedrooms with one enjoying an en-suite shower room and the fifth being a single bedroom. There is an additional shower room and a further bathroom. Each bedroom enjoys a varied outlook mostly to countryside or greenery. Accessible from both first-floor landings is a reception room (or sixth bedroom), a kitchen space plus a large wet room which was previously used as an integral granny flat. Subject to obtaining the necessary planning permission and/or necessary consents this living space could become a self-contained annex.

OUTSIDE

Within the approximate 0.54-acre plot, Manymead enjoys ample driveway parking and has accommodated in the past at least 5/6 cars. There is a wooden outbuilding with power and lighting which is mainly used for storage. Parts of the garden are laid to lawn and there is an array of mature shrubs, bushes and trees and a large pond with a bridge across it as well as a large South-Easterly facing patio. Another garden space is set with framed beds and is presently used for cut flowers and vegetables for the house. There is also an aluminium greenhouse. There are two sheds, one used as a potting shed and second larger shed with power used as a workshop.

Manymead offers over 3,000 square foot of internal space and sits in approximately a 0.54-acre plot. The country home comes to market for the first time in nearly 20 years.

- **Semi-Detached Home**
- **Full of character and charm**
- **Large living room**
- **Kitchen-dining room**
- **Spacious, formal dining room**
- **Five/six bedrooms**
- **Ample off road parking**
- **Great location for commuting**
- **Varied outside spaces**



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Manymead, Avonwick, TQ10 7JX

Approximate Gross Internal Floor Area = 303.8 sq m / 3271 sq ft

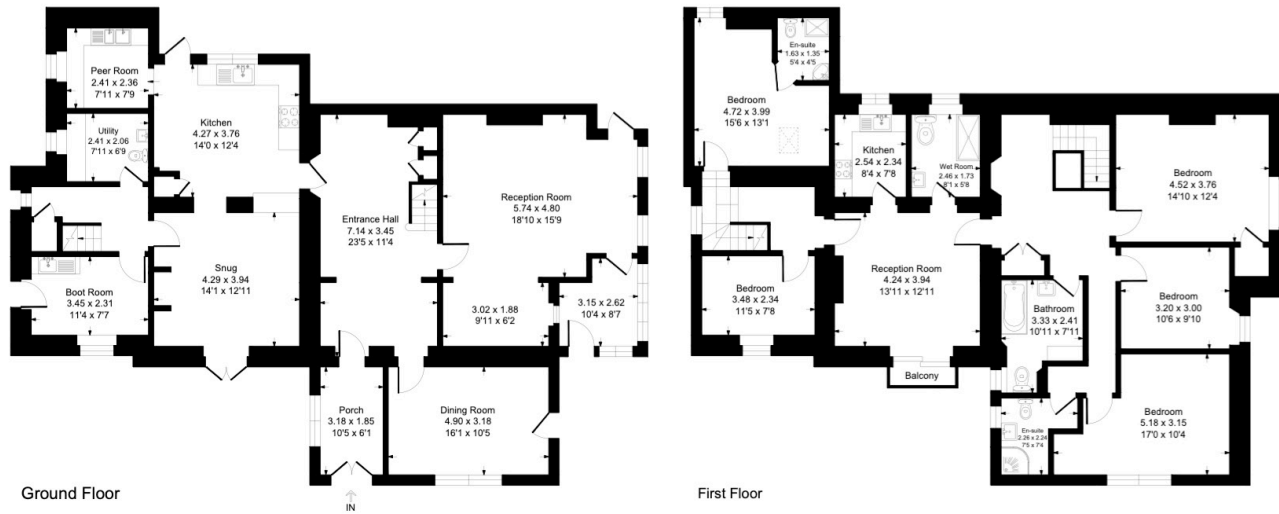


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

There is mains electricity and water connected. The unmetered mains water supply from the road stopcock being shared with the two neighbouring properties. There is a joint responsibility for the main to the individual properties with maintenance and repair costs being equally shared. There is a shared septic tank, which is located in the neighbour's grounds. There is joint responsibility for maintenance and emptying the Septic tank, costs being shared equally between the three properties. There is oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01364 646170.

DIRECTIONS

what3words location
windy.cyber.havens

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		