







An architecturally designed, self-built four-bedroom eco home which is situated within an impressive 4 acre plot, nestled amongst the rolling hills of the South Hams.

- **Market garden within the plot**
- **Reverse level living**
- **Open plan living**
- **EPC rating of B**
- **Outbuilding/ workshop**
- **Driveway parking**
- **Double garage**
- **Countryside situation**

Tweenaway

Moothill Cross, Staverton, TQ9 6AR

A light and airy vaulted entrance hall, with slate flooring leads through to the hallway which showcases an impressive bespoke oak staircase and engineered oak flooring. All four bedrooms are double in size and the master bedroom has the potential for an en-suite to be added, with the services being easily accessible. There is a family bathroom and the utility/ boot room houses the heat recovery system, plant and thermal heat store and has another entrance door to the home.

The first floor comprises a sociable open plan kitchen, living and dining area with tremendous outlooks. The living and dining space enjoys a high efficiency wood burner which also feeds into the thermal heat store and opens onto a composite balcony which is situated on the south westerly elevation of the home and overlooks the properties grounds.

OUTSIDE:

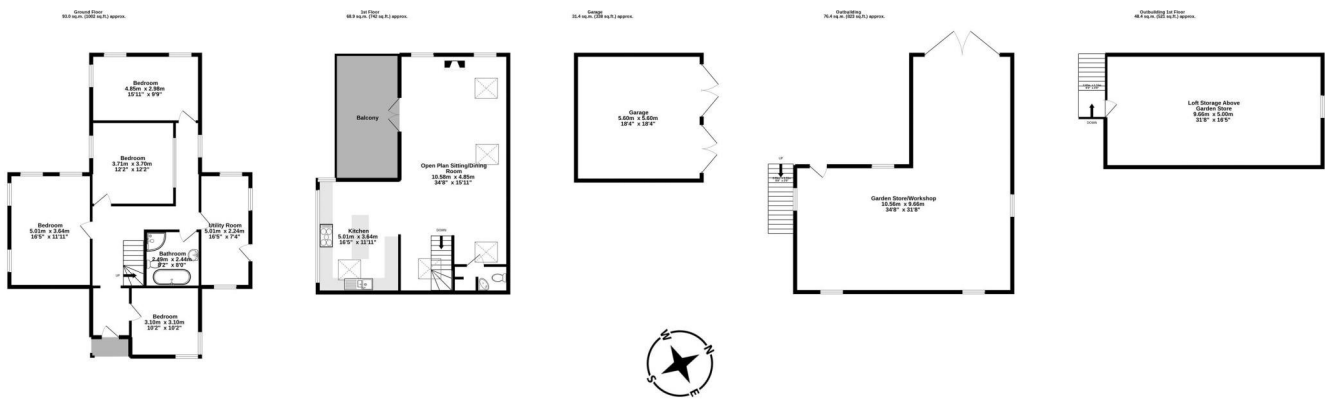
This idyllic home has a large driveway which provides ample parking for several vehicles and there is an oak framed double garage with slate roof.

The market garden has been farmed organically under soil association rules for 20 years until recently and has, in the past, supplied local farm shops. Sitting on a southerly slope, there is a large greenhouse and four large polytunnels. There are drip line water irrigation systems in the tunnels and 1.2kw solar panels located in the garden.



6 Fore Street, South Brent, Devon, TQ10 9BQ
Telephone 01364 646170
southbrent@luscombemaye.com

www.luscombemaye.com



TOTAL FLOOR AREA : 318.1 sq.m. (3424 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity, mains water and private drainage via septic tank. 1.2 kilowatts of solar panels located in the gardens, which also feeds into the house with any excess unused power feeding into the thermal heat store.

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

DIRECTIONS

what3words location
peach.diamonds.sharper

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		