



SITUATION

Broadhempston, a village with a strong community spirit and a good mix of people, lies about six miles north of Totnes and away from main roads, giving it a rural character. It dates from Saxon times and has good local facilities including a thirteenth century church, a primary school, two pubs (the Monk's Retreat and the Coppa Dolla) and a shop/post office.

Totnes is known as an Elizabethan town but has much earlier origins with a castle, a wonderful position on the River Dart and a main line railway station. It has a well-regarded community college, full range of shops, a weekly market and a wide choice of cultural facilities.

INSIDE DESCRIPTION

The property was developed from an agricultural barn by its current owners, and has been lovingly built around 5 years, fitted with a range of modern features.

The 30ft open plan kitchen/lounge/diner is the heart of the property with vaulted ceilings, wooden beams and triple aspect windows creating a light and airy space. To one side, is a wood burner creating a focal point of the room. The kitchen is



fitted with a range of wall and floor units with granite worktops and there is space for an American style fridge freezer, plumbing for a dish washer and space for an electric cooker with induction hob and extractor hood. Adjacent, is the sunny conservatory, offering additional living space.

Off the hallway is the spacious utility room with floor units, sink, a good sized airing cupboard and plumbing for a washing machine. There is also a useful door accessing the rear of the property, ideal for muddy boots or paws.

The property offers two similar sized double bedrooms, both with far reaching viewings towards the countryside.

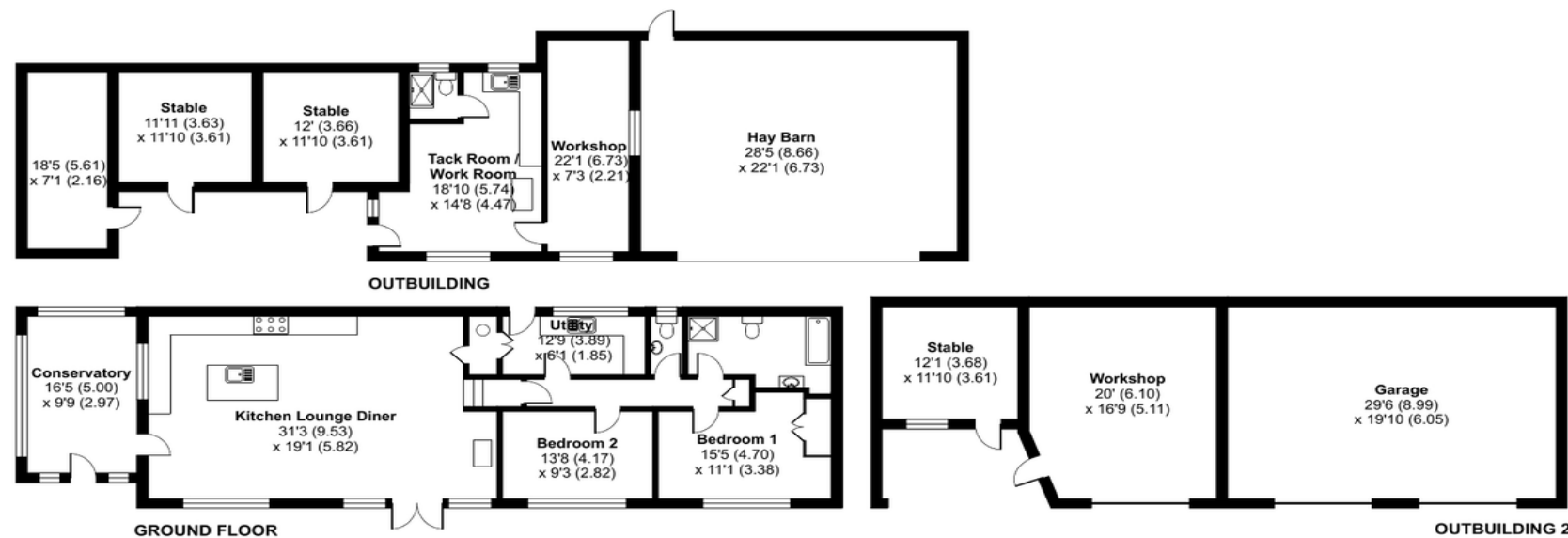
 **Luscombe Maye**
Since 1873

Totnes
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Approximate Area = 1351 sq ft / 125.5 sq m
Outbuildings = 2612 sq ft / 242.7 sq m
Total = 3963 sq ft / 364.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Luscombe Maye. REF: 854055

The family bathroom has a modern white suite comprising bath, separate shower, hand basin and w.c. In addition, is a separate cloak room with w.c and hand basin.

OUTSIDE DESCRIPTION

At the front of the property, you are greeted by a spacious driveway and gates leading to the courtyard. The internal courtyard offers ample parking and access to the main house and outbuildings.

The large workshop barn is currently used for car and boat storage, along with a workshop at the far end, each section with electric roller doors. This could be converted or integrated to the main property, subject to planning consent. In addition is an open hay barn, used for storage of farm equipment, overlooking the countryside and properties land.

The property makes up a total of 7 acres with open countryside views beyond.

SERVICES

Mains electricity and water. Private drainage. Gas central heating supplied with LPG bottles.

LOCAL AUTHORITY

Council tax band D.
Teignbridge District Council.

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