



Luscombe Maye

Since 1873

Harberton, Totnes, TQ9 7SN

Guide Price £735,000

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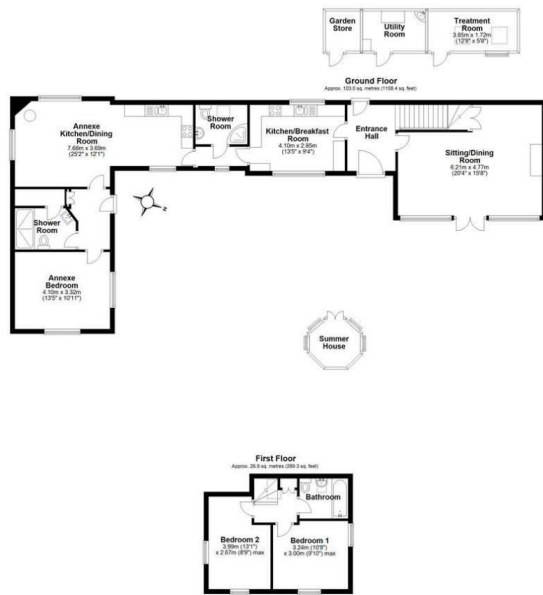


Entering the property, you are greeted by a light and spacious hallway encompassed by three beautiful stained-glass doors leading to the primary rooms and garden. The sitting/ dining room has solid ash flooring and can accommodate a dining-table set with plenty of space for sofa and chairs. The room is complemented by glass panned doors that open onto the driveway patio and a large wood burner with slate hearth is a beautiful focal point of the room, with natural light flooding in throughout the day. The kitchen comprises matching floor to wall units with granite work tops and splash back with gas hob and electric oven, sink overlooking the back garden and space for a breakfast table. Situated off the kitchen is a passageway which leads to a downstairs shower room with WC with hand basin, Velux window and corner shower unit where the annexe can also be conveniently accessed.

Stairs ascend to the first-floor landing which provides access to two double bedrooms and the family bathroom. Both bedrooms are complimented by dual aspect windows and solid ash flooring, with one bedroom having the exposed flue from the wood burner providing additional heat. The family bathroom comprises matching floor to ceiling tiles, built in hand basin, bath with rainfall shower above and WC. A useful built-in cupboard on the landing completes the upstairs accommodation.

The self-contained annexe offers a great space for friends and family to stay or alternatively as rental or holiday let. The annexe briefly comprise of open plan kitchen/ living room, three piece bathroom with space for a utility appliance and a generously sized double bedroom. The contemporary kitchen benefits from integrated dishwasher, electric oven, four ring gas hob with ample worktop space. The connecting door to the main house is set to the side. The living area is complimented by a wood burner situated in the corner with slate hearth and tiled surround. The family bathroom comprise WC, hand basin and walk-in shower with space and plumbing for a washing machine. The double bedroom is of a generous size with outlooks onto the front garden and side.





- Detached Stone House
- Self Contained Stone Annex
- Large Wrap Around Garden
- Three Double Bedrooms
- Holiday Let/Income Potential
- Parking for Multiple Cars
- Established Fruit Trees
- Raised Vegetable Beds
- Soft Fruit Beds



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com