



 Luscombe Maye
Since 1873

1 Moor View, The Square, Broadhempston, TQ9 6BL
Guide Price £395,000



Full Description

SITUATION

The property is located in the centre of the village. 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.

DESCRIPTION

Moor View is a charming character cottage situated within the central square of the popular village of Broadhempston. The property originally was two cottages and provides generous accommodation briefly comprising of two receptions and a kitchen on the ground floor and three bedrooms and a family bathroom on the first floor. The sitting room is of a good size with ceiling beams and a stone fireplace which makes the wood burner the focal point of this room. The kitchen has base and wall mounted units with tiled flooring, integrated oven with electric hob and space for a dishwasher and fridge freezer. A door leads out to the courtyard.

On the first floor are the three bedrooms and family bathroom with heated towel rail. Bedroom one is of a good size and will easily accommodate a double bed and freestanding furniture. It also has a stone featured window sill. Bedroom two is also of good size and again accommodate a double bed. This room features an alcove which can be utilised for a wardrobe. Bedroom three is a single bedroom and could equally be used as a study. This has access to the loft space via a hatch.

Outside to the rear of the property is a covered porch area which leads to the outside store which has space for a washing machine and tumble dryer. The courtyard is enclosed by fencing and stone wall and benefits from the sun in the afternoon.

SERVICES

Mains water, drainage and electric heating.

TENURE

Freehold

VIEWINGS

Viewing strictly by appointment with Luscombe Maye

LOCAL AUTHORITY

Teignbridge District Council, Brunel Road, Newton Abbot, TQ12 4XX tel: 01626 361 101 www.teignbridge.gov.uk

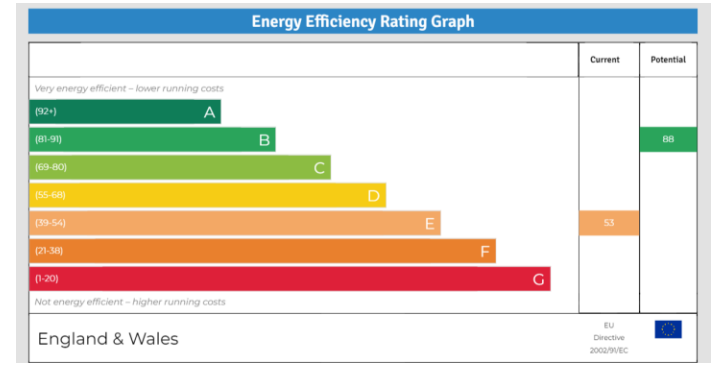
DIRECTIONS

From Totnes proceed north on the A385 to Dartington. At the shops at Dartington, bear right signposted Buckfasleigh/A38, passing Dartington Church on your right. On reaching Huxhams Cross, turn right to Staverton, proceed over the River Dart bridge and the railway crossing, through the village of Staverton, following the signs for Broadhempston. At Vicarage Cross take the turning left and follow this through the village to the Community Shop. The property can be found on the left hand side next to the Community Shop in the main square.

What3Words ///clip.uppermost.patrolled

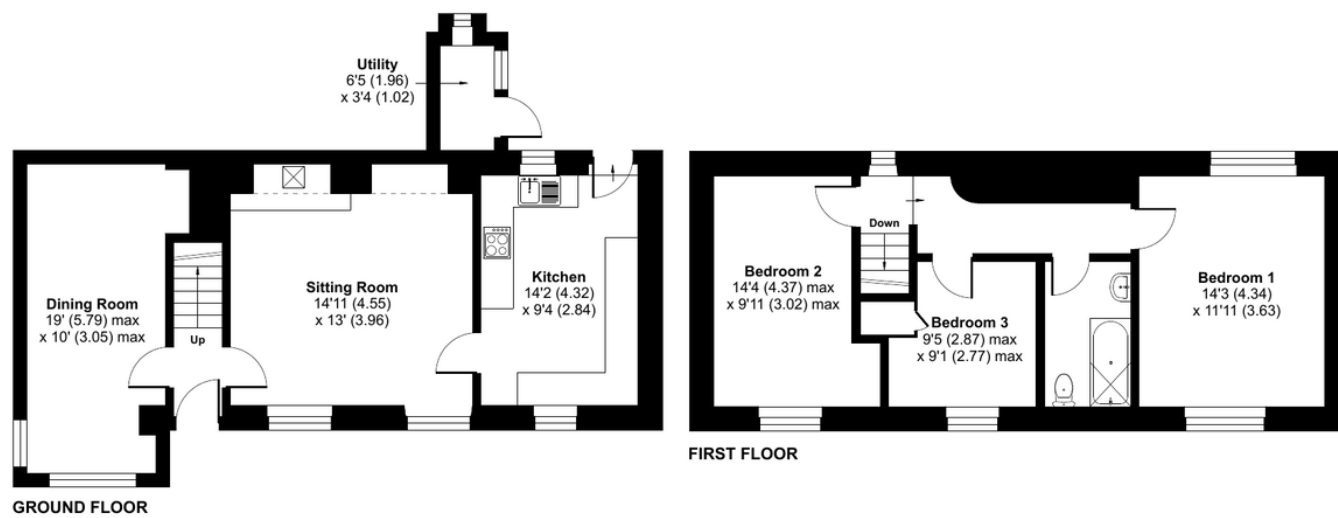
LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



Moor View, The Square, Broadhempston, Totnes, TQ9

Approximate Area = 1115 sq ft / 103.6 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 1138 sq ft / 105.7 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). © nichicom 2023. Produced for Luscombe Maye. REF: 1037282



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