











Luscombe Maye is delighted to bring to market this beautifully renovated three bedroom detached house in Harbertonford. This property is presented in impeccable order with modern living in mind.

- **Three Bedroom Detached House**
- **Recently Renovated**
- **Contemporary Design**
- **Open Plan Kitchen/Dining Room**
- **Master Bedroom With Ensuite**
- **Large Rear Garden**
- **Alfresco Dining Area**
- **Large Driveway Parking**

## Brock Hill House

Harbertonford, TQ9 7SZ

The accommodation briefly comprises of a large kitchen/dining room, living room and study on the ground floor and then three double bedrooms and a family bathroom on the first floor. The kitchen/dining room is an open plan family space, the kitchen itself is hand built and extremely well appointed with an integrated double oven, induction hob with extraction, and dishwasher. There is ample room for a large dining table and the ability to incorporate alfresco dining with large bifold doors that open out to the garden decking. The living room is very light and airy with a wood burner as a focal point, which also leads through to the study which is a versatile room with access into some outdoor storage.

All of the double bedrooms are a great size and the master bedroom is fitted with a smart ensuite, built-in storage, and tasteful panelling. The second and third bedroom are serviced by the three-piece family bathroom which also has been fitted to a brilliant quality with a toilet, hand basin, and bath with a shower over.

Outside the property has been extensively landscaped to create a large rear garden mainly laid to lawn with a decking area and a similarly large gravel driveway with parking for multiple cars or potentially a motorhome or boat. The garden wraps around the house and benefits from south facing sun all day.

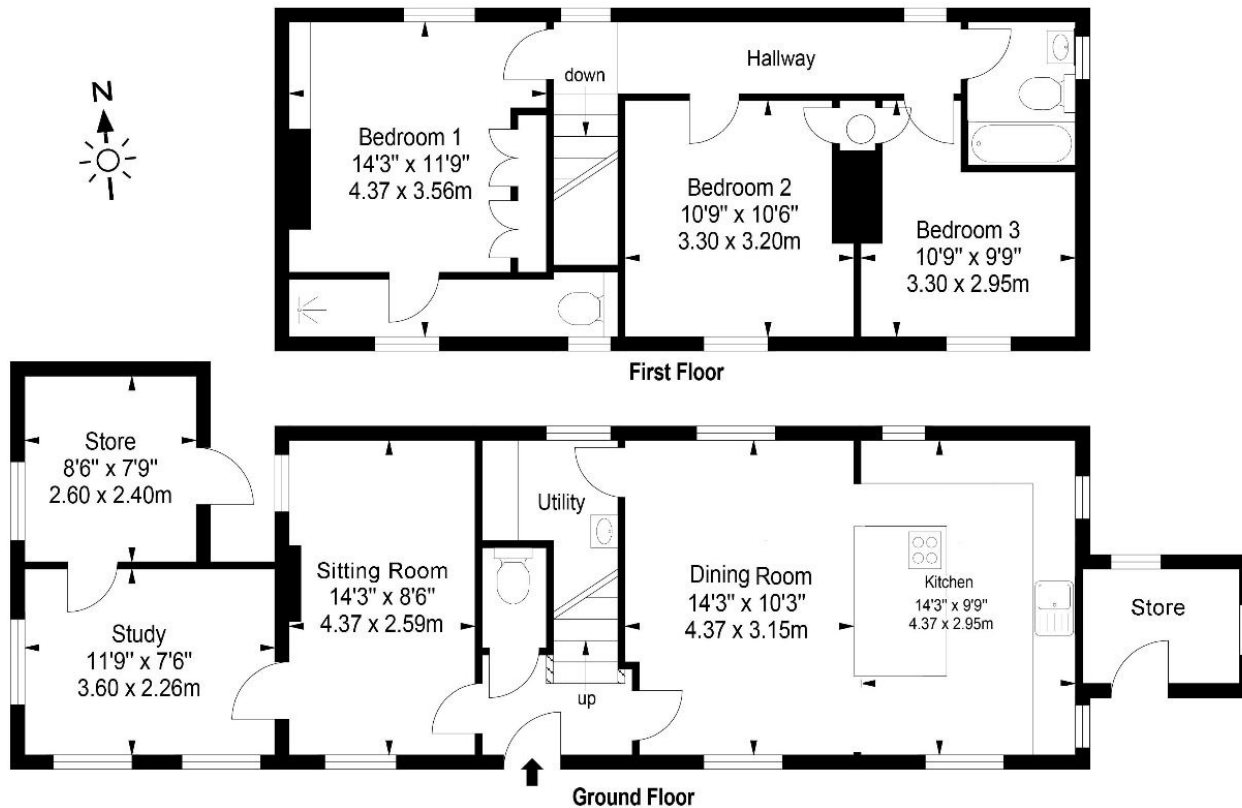


59 Fore Street, Totnes, Devon, TQ9 5NJ

Telephone 01803 869 920

totnes@luscombemaye.com

[www.luscombemaye.com](http://www.luscombemaye.com)



**Approximate Gross Internal Area = 116.59 sqm / 1255 sq ft**

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



### SERVICES

All mains services connected

### COUNCIL TAX

The property is in Council Tax Band D

### 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 01803 869920

### DIRECTIONS

What3Words - /// quench.tearfully.backyard

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