



 Luscombe Maye  
Since 1873

1 Blue Post Cottage, Plymouth Road, Harberton, Totnes TQ9 7LP  
Guide Price £275,000



# Full Description

## SITUATION

Blue Post Cottage is situated on the Plymouth Road, on the edge of Harberton. Harberton is one of the South Hams' most sought after villages, being close to Totnes and having its own strong community centring around St Andrew's Church, the popular Church House Inn and the parish hall. Totnes, within about 2 miles, 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

Blue Post Cottage is a delightful, character cottage, enjoying a rural location on the edge of Totnes. There is a cosy living room with Wood Burner and the property has been extended to include a spacious kitchen/diner with French doors to the rear garden. There is also a handy utility room with WC on the ground floor. On the first floor, there are two double bedrooms with Jack & Jill to a shared Ensuite. Both benefit from far reaching countryside views.

Outside: The rear garden is of a good size and enclosed, mainly laid to lawn with flower and shrub borders, established roses and an apple tree and storage sheds. There are two parking spaces to the rear of the property.

## TENURE

Freehold

## SERVICES

All Mains Services Connected

## LOCAL AUTHORITY/ COUNCIL TAX BAND

South Hams District Council/Band B

## DIRECTIONS

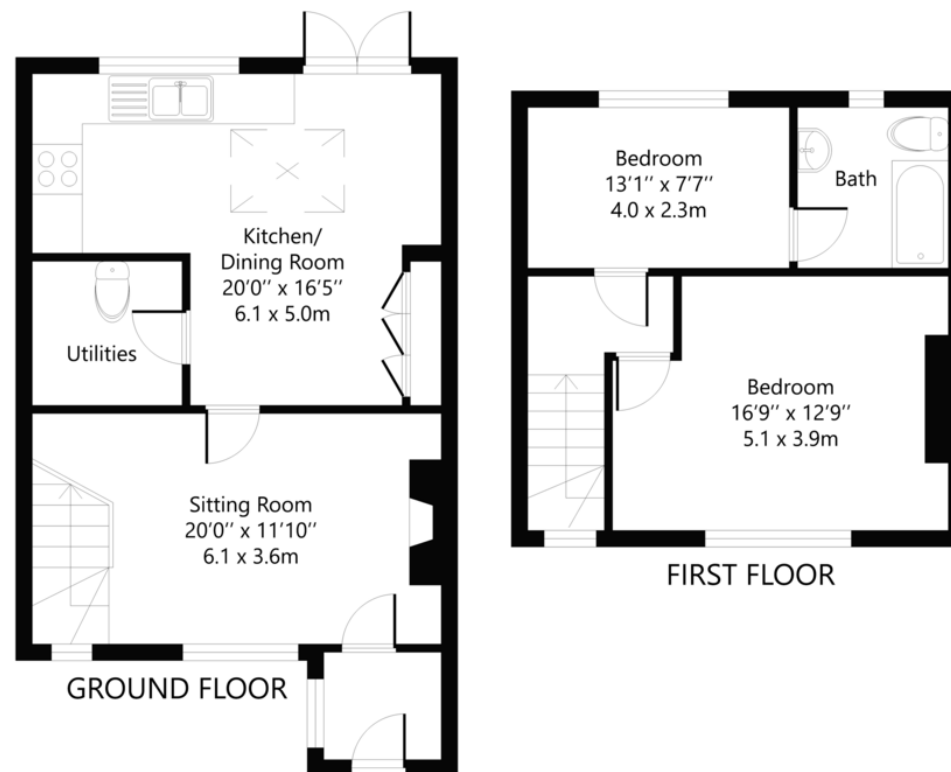
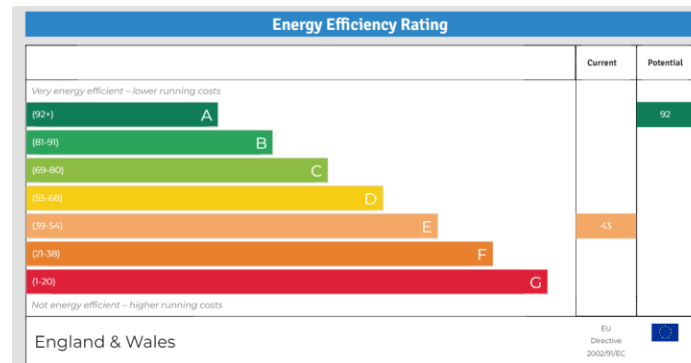
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## VIEWINGS

Viewing strictly by appointment with Luscombe Maye | totnes@luscombemaye.com

## 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.



1 BLUE POST COTTAGES  
Total area 71 Sq.m ( 764 Sq.ft) Approx.  
( Excluding Outbuildings)

NB. This Floor Plan is for illustrative purposes only,  
all dimensions are approximate.



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