



Luscombe Maye

Since 1873

Harberton, Totnes

£450,000

3 3 2



DESCRIPTION Luscombe Maye are delighted to bring Old Hall to the market, a former village hall, circa 1860. The property is deceptively spacious, comprising of a living room, kitchen, garden room, study/bedroom four and shower room on the ground floor. On the first floor you will find the en-suite master bedroom, two double bedrooms and a family bathroom. This property is a quaint character cottage with part exposed beams. This would make a great home for a family within a friendly community village. The living accommodation offers a large living space with room for a large dining table and chairs. There is a wood-burning stove with back boiler, this heats the upstairs radiators and hot water cylinder when using the stove. There are modern night storage heaters throughout the property as an extra heating source. The garden room, fitted with Velux roof window, offers a great space for your morning coffee with views across the local countryside, French doors lead to the courtyard garden. The kitchen is a good size, with electric integrated hob, oven and grill. There is space for a fridge, dishwasher and plenty of cupboard space, both above and below the counters. There is a room to the front of the property which has been used as bedroom four or could be used as a study, across the hallway is a fully tiled shower room with washbasin and WC. The utility room currently houses a fridge/freezer, washing machine and tumble dryer and is a useful storage area where you can also find the consumer unit. The first floor has a good sized landing with storage cupboards and part exposed roof beams. The large master bedroom is dual aspect, with 2 large built-in wardrobes and en-suite shower room with washbasin and WC. There are two further double bedrooms with Velux roof windows and part exposed roof timbers, and a family bathroom with washbasin and WC. Outside the property is the rear courtyard garden, with solid stone patio, which incorporates some colourful flower beds, a perfect area to enjoy alfresco dining or just enjoying the views. The garden is bordered by a solid stone wall with a gate which leads to an access road below. A few steps from the property you will find a single garage with off-road parking space to the front, and a narrow walled garden with tool shed, perfect for growing herbs and vegetables, or just to sit and enjoy the sun.

SERVICES Mains Electricity, Mains Water & Mains Drainage.



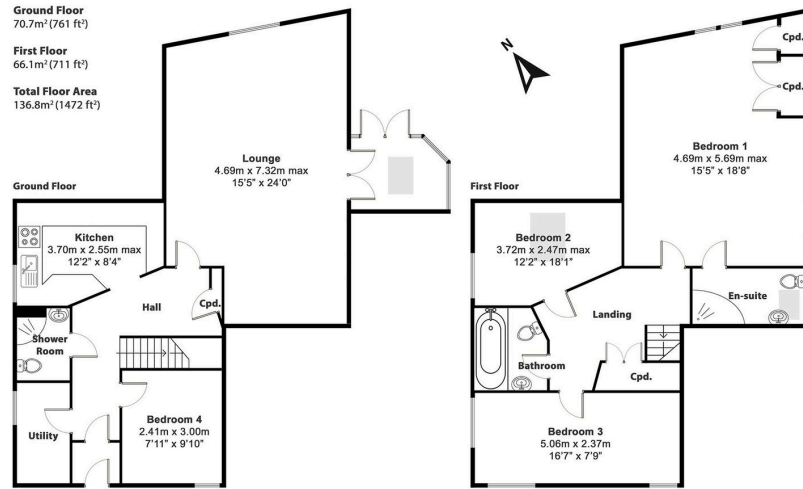


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three/Four Bedroom Property
- Character Cottage
- Off Street Parking Space
- Master Bedroom with En-Suite
- Sought After Village Location
- Garage
- Courtyard Garden and Separate Vegetable Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 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.