



Luscombe Maye

Since 1873

High Street, Totnes

Guide Price £685,000

4 2 2



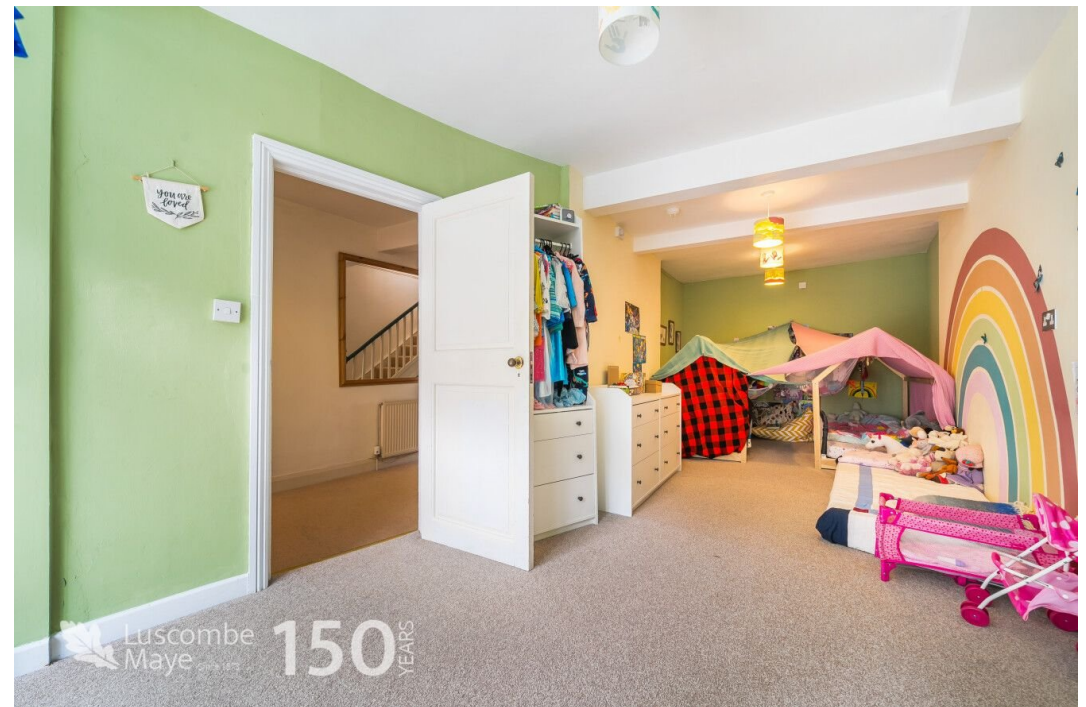
Luscombe Maye is delighted to bring to market this beautiful Grade II Listed, four bedroom townhouse dating back to the 17th century situated in Totnes high street which is considered to be a hidden gem steeped with history.

Entering the property, a hallway leads into a light and airy boot room which then opens up into the double height living/dining room which is complimented by a Danish wood burner and large sash windows overlooking the garden. The contemporary kitchen is fitted with matching floor and wall units, 4-ring gas hob with oven, drainer sink with space for dish washer and fridge/freezer. An external door leads out to the enclosed rear garden which is mainly laid to lawn with decking surround and there is a utility room/ downstairs WC with space for washing machine and dryer.

Stairs ascend to the first floor that accommodates the formal living room, family bathroom and bedrooms one and two. The capacious reception room is flooded with natural light and complimented by coffer ceilings, wood burner and views beyond Castle Street. Bedroom one is generous in size benefitting from outlooks over the rear garden, mezzanine space above and is serviced by a separate shower room and the three piece family bathroom. The second double bedroom has ample space and sliding doors onto the roof terrace.

The second floor landing leads to bedrooms three and four with access to the attic room and roof terrace. The main bedroom spans the width of the property and has far reaching views over Totnes town and towards the castle. There is ample space for a super king size bed and additional furniture but is currently used as a play/ study room. The fourth double bedroom has outlooks onto the roof terrace enjoying a south facing position. Ascending the stairs again, the versatile loft room is currently used as a home study and storage area, but would make a lovely bedroom.

The south facing roof terrace is a desirable outside space perfect for entertaining, growing plants and enjoying the sun all day.





Denotes restricted head height



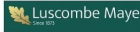
High Street, Totnes, TQ9

Approximate Area = 2565 sq ft / 238.2 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Total = 2677 sq ft / 248.7 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). ©richicom 2024. Produced for Luscombe Maye. REF: 1151125



- Four Bedroom Townhouse
- Grade II Listed
- Town Centre Location
- Versatile Loft Room
- South Facing Garden
- Roof Terrace
- Spacious Accommodation
- View to Totnes Castle
- Period Features Throughout
- Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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