



Luscombe Maye

Since 1873

# St Andrews Cottages, Harberton

Guide Price £280,000

3 1 1



## DESCRIPTION

Luscombe Maye are delighted to bring to market for the first time this charming three bedroom character cottage, in the heart of the sought - after village of Harberton. Entering the cottage through the front garden, then a small hallway, you will find the lounge/ diner on your right, featuring a partly glazed door, an open hearth and front and rear windows showcasing the gardens.

To the left of the hall is the kitchen, featuring a sink and an oil - fired Rayburn stove. There is an understairs cupboard containing the electricity consumer unit, and beyond the kitchen is a store cupboard previously used as a pantry. Beyond this is a wet room, featuring a double spaced shower. Behind the kitchen is a conservatory giving access to the rear garden.

Ascending the stairs, you will find bedroom one on your right, with front and rear windows showcasing the gardens. Bedroom two and three both feature built - in wardrobes.

At the rear of the property there space for a greenhouse, which could be removed to allow for a patio space. There is a path to a large shed which contains the oil tank.

## FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyancing process

## SERVICES

Mains water, main drainage and electricity

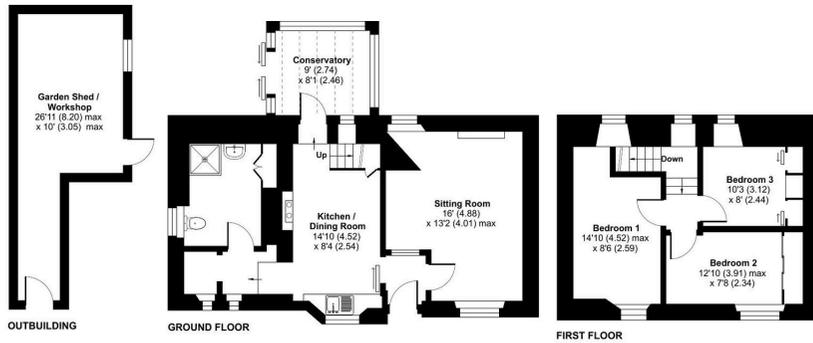
## PARKING

On - street parking is available nearby



## St. Andrews Cottages, Harberton, Totnes, TQ9

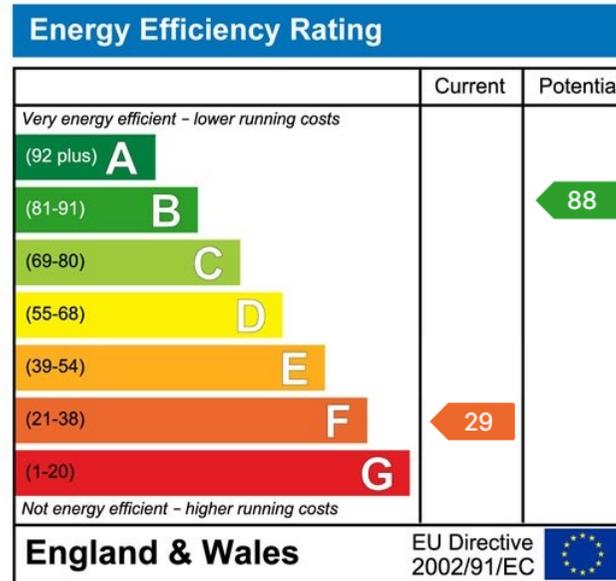
Approximate Area = 913 sq ft / 84.8 sq m  
 Outbuilding = 198 sq ft / 18.3 sq m  
 Total = 1111 sq ft / 103.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Luscombe Maye. REF: 1166830



- No Onward Chain
- Three Bedrooms
- Front Lawn Area
- Recently Refurbished Throughout
- Character Cottage In Sought After Village
- Rayburn Stove in Kitchen
- Stone Outbuilding



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.



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