



Luscombe Maye

Since 1873

Church Cottage, Harberton

Guide Price £500,000

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DESCRIPTION

Church Cottage is a unique detached 2-3 bedroom cottage with a private, walled garden enjoying a South facing aspect and panoramic views. It is currently configured with two double bedrooms (one of which has been used as an office), two bathrooms, two reception rooms and dining kitchen. This spacious cottage would be perfect for buyers looking to move to a beautiful South Hams village between Dartmoor and the coast and those wishing to work from home with the convenience of being 5 minutes from Totnes station (Under 3 hours direct to London Paddington) and those interested in a South Hams escape that could also be fantastic holiday rental property.

The kitchen is well appointed with hardwood worktops, Rangemaster with extraction over, hardwood cabinets, and space for a fridge freezer, dishwasher, and washing machine. Stone walls and flooring offer a variety of texture and character to the room. The lounge and dining room both feature vaulted ceilings and skylights, flooding the house with light. The lounge also benefits from glazed double doors to the garden and a wood burner, a beautiful focal point. The dining room has previously been used as a third sleeping option. This room also has separate access.

Upstairs, the dual aspect master suite has lovely views over the village plus feature fireplace and en suite shower room, with access to a storage loft in the roof.

There are very few character properties at this price range in the South Hams - viewing is highly recommended.

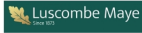


Church Cottage, TQ9

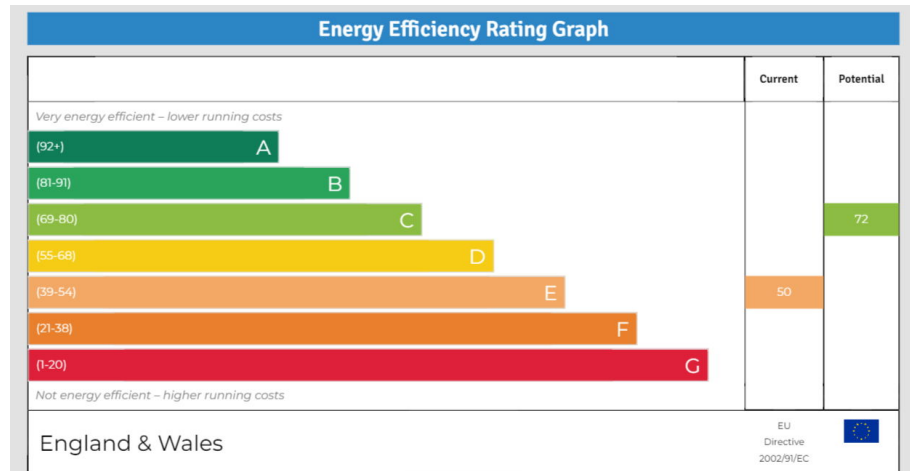
Approximate Area = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2023. Produced for Luscombe Maye. REF: 1038369



- Detached Character Cottage With Exposed Internal Stone Walls
- Master bedroom Ensuite
- Well Appointed Kitchen With Belfast Sink
- Countryside Views
- 5 Minutes Drive to Totnes & Station
- 2-3 Double Bedrooms
- Light and Airy Living Space With Woodburner
- Private Walled South Facing Garden
- Idyllic Village Location



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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