







## Moorstead House

Marldon, TQ3 1TD

Approaching the property, a wisteria covered veranda frames the face of the property. An elegant drawing room with wooden shutters and picture rail is the first introduction to the character features throughout the home that have been tastefully enhanced by modern fittings and design. The dining room is a desirable social space with a large family dining table set, wood burner and beautiful wooden conservatory seating area. A more contemporary snug room leads down into the kitchen with the study room situated opposite. The kitchen is fitted with matching wall and floor units, with an electric Mercury oven, two sinks, space for dishwasher and fridge freezer with a large central breakfast table.

A more secluded living room is complemented by double doors opening onto tranquil cobble patio. A library room beyond offers another private and restful space situated at the rear of the property.

Ascending the stairs the first landing leads to a double ensuite bedroom with a contemporary three-piece tiled bathroom. The second set of stairs lead to the master bedroom which is generous in size and benefits from dual aspect sash windows overlooking the surrounding countryside. A further double bedroom overlooks the beautiful front garden, and stairs lead to the versatile loft room.

The annexe has great potential for multigeneration living or as rental income with its own separate access, or alternatively could be incorporated into the main house.



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An established Georgian Villa surrounded by a well-stocked, landscaped, south facing garden situated just outside the desirable village of Marldon.

- Outstanding Georgian Villa
- Four Double Bedrooms
- Self-Contained Two Bedroom Annexe
- Period Features Throughout
- Multigenerational Living
- Beautifully Landscaped Garden
- Five Reception Rooms
- Two Detached Garages
- Well Connected Rural Location
- Ample Driveway Parking



Approximate Gross Internal Floor Area = 375.4 sq m / 4042 sq ft



### SERVICES

Oil fired central heating. Mains water, electricity and drainage connected. 17 Solar Panels on the original export tariff, and a Solar I Boost system (heating the hot water from the self-generated electricity).

### COUNCIL TAX

Band G

### TENURE

Freehold

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01803 869920

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		