



Luscombe Maye  
Since 1873



# Harbertonford, Devon

Guide Price £325,000

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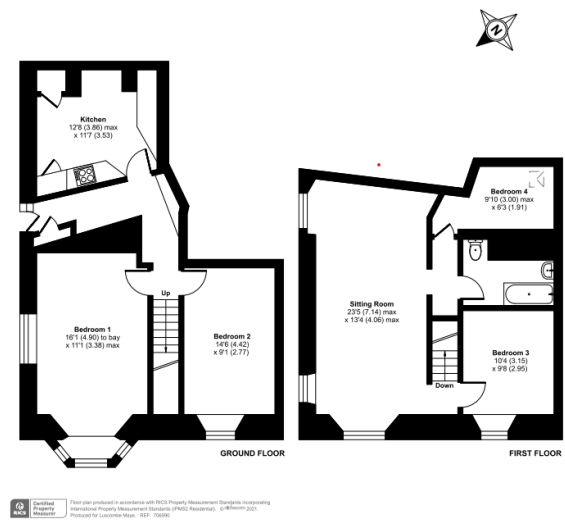


**DESCRIPTION** Luscombe Maye are delighted to present to the market this newly refurbished, three bedroom, end terrace, Grade II listed cottage. Bridge House is an end terrace three bedroom stone cottage. You enter the property via the front door into the entrance hallway which runs from the front to the rear of the property. At the end of the hallway on the left hand side a door leads into the newly fitted kitchen/breakfast room, with a magnificent feature stone fireplace with original oak lintel. The kitchen has been fitted with stone coloured high gloss floor and wall cabinets with brushed steel handles and wood block style worktops. There is an integral fridge/freezer unit and brushed steel cooker, hob, extractor hood and splash back, with wood finish vinyl flooring to complete the look of this modern and practical kitchen. There is also ample space for a breakfast table and chairs. the room is filled with natural light from the large sash style window which looks out to the front of the property. As you continue along the hallway to the right stairs lead up to the first floor and there are doors to the left and right to the first and second bedrooms. The first bedroom is a generous sized double with double aspect ensuring the room is flooded with natural light from the large sash windows with deep windowsills. The second bedroom again a good sized double faces to the rear of the cottage with a view across the road to the river side village green. The first floor accommodation comprises a large open plan lounge and dining space with double aspect. The three large sash windows provide lots of light. The property has high speed internet connection for all your business and or leisure activities. A door on the left hand side at the top of the stairs leads into the third double bedroom. An open archway from the lounge area leads into the upstairs hallway with a door through to the family bathroom which has been newly fitted with a white bathroom suite comprising bath with shower over and shower screen, wash basin and WC. A final door at the end of the hallway leads into the fourth bedroom or study area. Outside to the rear of the cottage there is space for a bistro style table and chairs for those morning cups of coffee or a glass of wine whilst watching village life stroll by. The cottage has great holiday letting potential and all the furnishings can be purchased by separate negotiation.

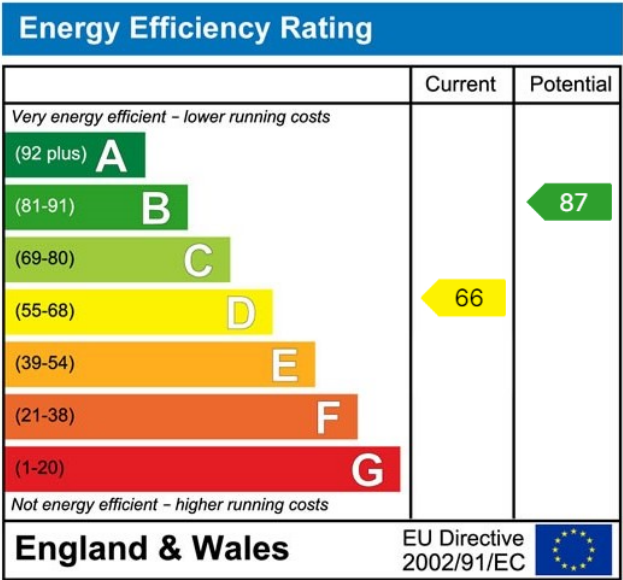
**SERVICES** Gas Central Heating. Main water, drainage and electricity connected.



Harbertonford, Totnes, TQ9  
Approximate Area = 1191 sq ft / 111 sq m  
For identification only - Not to scale



- Newly refurbished
- No forward chain
- New Roof 2024
- Riverside views
- Easy access to Totnes
- Three double bedrooms & One Single
- New kitchen
- New Family bathroom
- Grade II listed Character cottage



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.