



Luscombe Maye  
Since 1873



# Old Road, Harbertonford, Totnes

Guide Price £250,000

3 1 2





**DESCRIPTION** Luscombe Maye are delighted to bring to market this characterful three bedroom semi-detached property situated in the desirable village of Harbertonford. This property offers spacious accommodation with excellent scope for improvement. Entering the property you are greeted with the spacious kitchen area fitted with a beautiful wood burner, exposed stone wall and ample space for further use. To complete the downstairs area there is a spacious lounge area complemented by large dual aspect windows allowing natural light to fill the room and a gorgeous fireplace with an additional door giving access to the outside. Ascending the stairs, there are two doubles bedrooms with space for storage and a smaller single bedroom that could be easily transformed into a study area. The large family bathroom is fitted with a WC, hand basin and bath with the sky light bringing lots of natural light. The loft has been converted to create additional living space and can be used as a fourth bedroom. In addition, the garages situated along Bow Road, offer ample parking for multiple vehicles with the potential of conversion STPP. Regarding the possibility of development, please reference 3306/19/FUL on South Hams Council Planning site for the drawings and lapsed approved planning. This property is a rare opportunity to restore and personalise a character home in one of the South Hams most desirable villages.

**METHOD OF SALE** The property is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by **Wednesday 29th October**. Tender forms are available on request from the Sole Selling Agent. All tenders must be submitted to 59 Fore Street, Totnes, TQ9 5NJ in an envelope clearly marked 'Bow House, Harbertonford'. The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which Bow House is offered for sale.

Buyer(s) will be required to exchange contracts within six weeks of their solicitor receiving a draft contract.

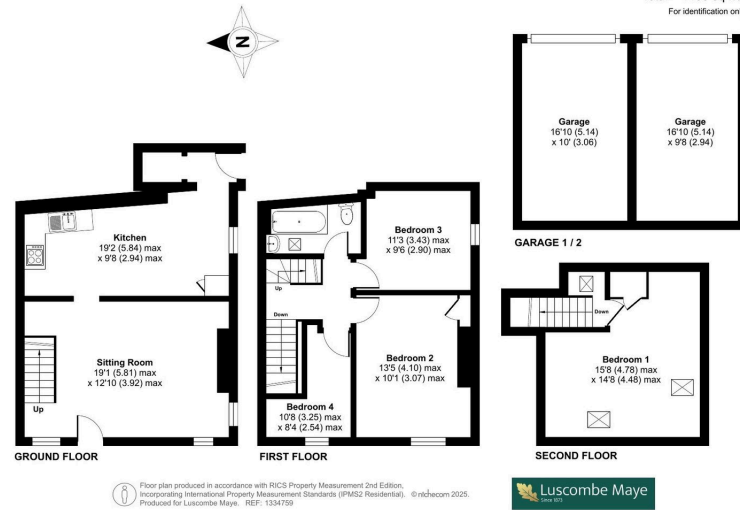
## DIRECTIONS

What3Words - fake.airstrip.simulations



## Old Road, Harbertonford, Totnes, TQ9

Approximate Area = 1133 sq ft / 105.2 sq m  
Garage = 332 sq ft / 30.8 sq m  
Total = 1465 sq ft / 136 sq m  
For identification only - Not to scale



- No Forward Chain
- Amazing Potential
- Garage Development Opportunity STPP
- Three Storey
- Informal Tender
- Semi Detached House
- Three/ Four Bedroom
- Spacious Living Accomodation
- Desirable Location
- Deadline 29th October

Luscombe Maye  
Since 1873



<https://moverly.com/sale/TDVrTeXBzVLDaFrCBEiSzA/view>

