



35 BROCKHURST PARK, MARLDON, TQ3 1LB

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COUNTRYSIDE VIEWS ENJOYED FROM THE REAR OF THE PROPERTY

A DETACHED DORMER BUNGALOW OFFERING SPACIOUS ACCOMMODATION & ENJOYING TRANQUIL VIEWS ACROSS FIELDS – VIEWING HIGHLY RECOMMENDED

This lovely, detached residence enjoys an enviable address within the South Hams district, situated in the highly sought-after village of Marldon, a small rural parish with a range of local shops, pubs and a school. The home is ideally placed to take advantage of nearby country walks to Beacon Hill and Berry Pomeroy, with the neighbouring market town of Totnes popular for its independent shopping, local food and drink. The South Devon Highway is close at hand for easy commuting and travelling to Exeter, Bristol and beyond to the M5.

Boasting a private position and tucked away at the end of a cul-de-sac, the property offers spacious accommodation covering a floor area of approximately 2093 sq.ft (194.4 sq.m) with plenty of potential for adapting and extending the living space to suit (subject to the usual planning permissions). Currently, the accommodation is presented over 2 floors comprising: **GROUND FLOOR** – Hallway, Cloakroom, dual aspect Lounge, Dining room, Conservatory opening out to the rear garden, fitted Kitchen and 2 Bedrooms (one currently used as a study), and **FIRST FLOOR** – Master Bedroom with stunning countryside views and an En-Suite Shower room, double Bedroom with built-in bedroom furniture and the a family Bathroom. Outside to the front, there is ample Parking with a large forecourt providing space for numerous vehicles plus a campervan/motorhome, leading to the double Garage. There is the benefit of an additional piece of land adjoining the forecourt which offers potential to extend the parking area further or erect a workshop/garage. The ample rear garden backs onto fields and is mainly laid to lawn with a plethora of established shrubbery, trees and bushes, enclosed by hedging to ensure privacy. There are 2 terraces providing space to sit out to dine alfresco and relax whilst enjoying the peaceful ambience.

The Accommodation Comprises:

GROUND FLOOR

UPVC wooden effect front door with leaded light decorative inset to:

COVERED ENTRANCE PORCH UPVC double glazed windows on 2 sides. Radiator. Wooden door with multi-paned inset and matching side window into:

HALLWAY Stairs rising to first floor accommodation. Understairs storage cupboard. Radiator. Built-in storage cupboard with fitted shelving.

LOUNGE 19'7" x 14'10" (5.97m x 4.52m) A lovely light and spacious room enjoying a dual aspect. UPVC double glazed window to rear and UPVC double glazed windows to side. T.V. aerial point. Radiator. Coved ceiling. Feature stone fireplace with matching hearth and inset with gas fire. UPVC double opening doors to Conservatory. Through to:

DINING ROOM 13' x 8'6" (3.95m x 2.63m) UPVC double glazed window to rear with a pleasant outlook over the rear garden. Coved ceiling with central ceiling rose.

CONSERVATORY 11'4" x 10'4" (3.46m x 3.15m) Pitched roof with opening windows. UPVC double glazed windows enjoying a lovely outlook over the rear garden. Radiator. UPVC double opening doors out onto the rear garden.



KITCHEN 19'10" x 10'5" (6.06m x 3.17m)

Worksurfaces with inset Franke 1.5 bowl sink, drainer unit with range of country style storage cupboards beneath. Matching range of eye-level cupboards incorporating corner shelving, wine racks and including display cabinets with leaded light decorative glazed doors. Integrated dishwasher. Oven and microwave. 5-Ring gas hob with extractor hood above. Radiator. UPVC double glazed window to side overlooking the garden. Worktop with space and plumbing for washing machine beneath. Space for fridge/freezer. Wall mounted cupboard. Part tiled walls. Tiled floor. UPVC double glazed window to side overlooking the garden. UPVC door to garden.



OFFICE/BEDROOM 4 13'7" x 6'10" (4.14m x 2.07m)

UPVC double glazed window to side. Coved ceiling. Radiator.

CLOAKROOM Low level W.C. Pedestal wash basin with tiled splashback. Radiator. Extractor fan. Coved ceiling.

BEDROOM 3 13'7" x 8'8" (4.14m x 2.65m) UPVC double glazed window to side. Radiator. Range of built-in furniture including 2 x wardrobes, bridge unit over the bed area and chest-of-drawers. T.V. aerial point. Coved ceiling.

HALF LANDING 2 x Velux windows.



BEDROOM 2 12'8" x 11'4" (3.85m x 3.46m) UPVC double glazed window to side. Radiator. Range of built-in wardrobes providing ample storage space. T.V. aerial point.

FIRST FLOOR LANDING Radiator. Hatch to roof space. 2 x Large, walk-in storage cupboards housing the water heater and Worcester combi boiler.

BATHROOM Panelled bath with shower and fully tiled surrounds. Wooden vanity unit with inset wash basin, storage drawers beneath and matching wall mounted cupboards with fitted mirror and light over. Low level W.C. Part tiled surrounds. Velux window. Radiator. Extractor fan.

MASTER BEDROOM 15'3" x 11'1" (4.64m x 3.37m) 2 x UPVC double glazed windows to rear enjoying countryside views over fields towards Beacon Hill, Marldon. Vanity worktop with storage cupboards and drawers under. Range of wall-to-wall built-in wardrobes. Chest of drawers. Radiator. T.V. aerial point. **WALK THROUGH** With built-in cupboards, providing additional storage.

EN-SUITE SHOWER ROOM Fully tiled cubicle with shower and glazed sliding doors. Wooden vanity unit with inset wash basin, cupboards beneath and matching wall mounted cupboards with fitted mirror and light over. Low level W.C. Bidet. Heated towel rail. Built-in cupboards. Extractor fan. Radiator. 2 x Eaves storage cupboards. UPVC obscure glazed window to side.



OUTSIDE The property is approached via a paved driveway leading to a **LARGE FORECOURT** with parking for several vehicles, plus a motorhome/campervan. Adjoining the forecourt is an enclosed piece of land laid to lawn, which offers the potential to create a further parking area or erection of a workshop/garage if desired.

DOUBLE GARAGE 22' x 18' (6.69m x 5.48m) 2 Electric doors. 2 x UPVC double glazed windows to side. Space for freezer and tumble dryer. Personal door into the main house providing the opportunity to convert the garage into further accommodation, subject to the usual planning permissions.

A wooden gate allows access to the side garden, where there is a paved pathway and adjoining garden planted with a variety of established plants and shrubbery. The pathway continues around to the rear of the property to form a paved patio and a larger terrace with external power and light, where there is ample space for garden furniture to sit, relax and enjoy the peaceful surroundings. The main garden is spacious and mainly laid to lawn with a large variety of plants, bushes and trees including conifers, ferns, rose bush and fragrant wisteria. The garden backs onto fields and is surrounded by established hedging, allowing a high degree of privacy. **SUMMERHOUSE.**

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band F (South Hams District Council)



GROUND FLOOR
1433 sq.ft (133.1 sq.m)



FIRST FLOOR
660 sq.ft (61.3 sq.m)



TOTAL FLOOR AREA: 2093 sq.ft (194.4 sq.m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC