

2 HERNAFORD BARNS TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 HERNAFORD BARN

2 Hernaford Barns is a stunning contemporary stone barn conversion built by Poppy Developments in 2014. The property is one of seven similar properties set in an attractive courtyard surrounded by farmland yet located just a short distance from the village and a short drive from Totnes town.

This light and spacious property effortlessly combines traditional materials with contemporary interior design, including oak floors, under floor heating and exposed beams. Full-height windows and French doors flood the ground floor with an abundance of natural light.

To the ground floor is a beautifully fitted kitchen equipped with high quality integral appliances and ample space for a dining table and chairs. The sitting room is exceptionally spacious with double doors opening out to the front courtyard. A rear hallway gives access to a shower room and study/bedroom.

The first floor accommodation comprises three generously proportioned double bedrooms and two luxuriously appointed bath/shower rooms (1 en suite).

Outside, the private well-tended gardens provide plenty of space for dining and relaxing. The property also has a larger than average single garage and parking.

The pretty village of Harbertonford boasts a primary school, public house, church, village hall, an excellent village store/post office and a petrol station. The village sits alongside the River Harbourne and is about three miles to the south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. For those who like a round of golf, Dartmouth Golf and Country Club, Thurlestone and Dainton courses are all within striking distance. The surrounding countryside is of outstanding natural beauty with wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.





KEY FEATURES

- Contemporary barn conversion
- Views over communal courtyard and farmland
- Immaculately presented throughout
- Spacious accommodation
- 4 bedrooms
- 3 bathrooms
- Front courtyard and rear garden
- Garage and parking





PROPERTY DETAILS

Property Address

2 Hernaford Barns, Harbertonford, Totnes, Devon, TQ9 7HY

Mileages

Totnes 3 miles Exeter 30 miles Plymouth 23 miles (approximately)

Services

Mains electric and water. Drainage via sewage treatment plant. LPG gas underfloor heating.

EPC Rating

Current: D, Potential: C

Council Tax Band

Band F

Tenure

Freehold. Annual Service charge to cover the maintenance of communal areas.

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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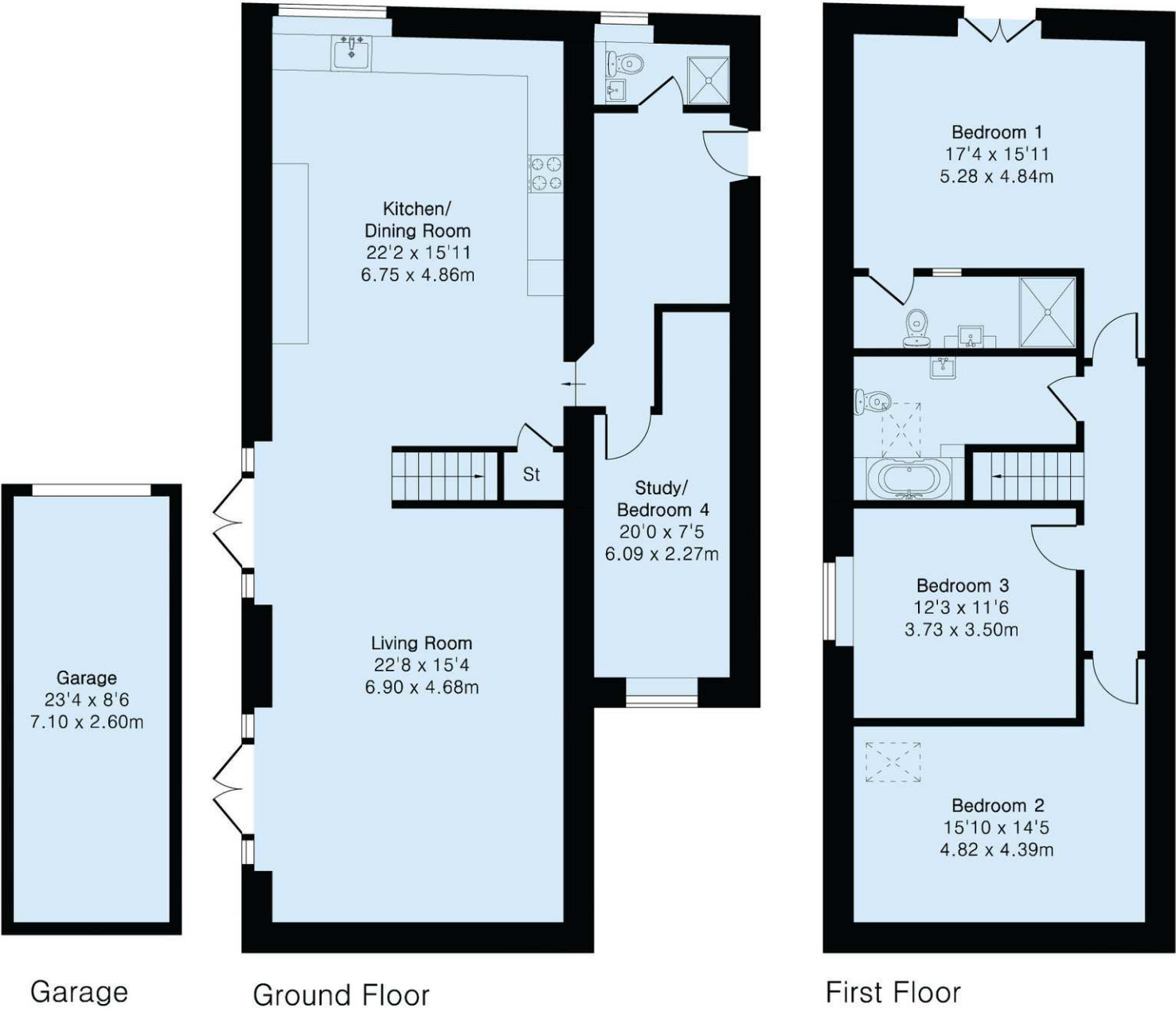
FLOOR PLAN

**Approximate Gross Internal Area 1857 sq ft - 173 sq m
(Excluding Garage)**

Ground Floor Area 1086 sq ft – 101 sq m

First Floor Area 771 sq ft – 72 sq m

Garage Area 199 sq ft – 18 sq m





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