



Luscombe Maye

Since 1873

# Broadhempston, Totnes

Guide Price £395,000

3 1 1



**DESCRIPTION** Luscombe Maye are delighted to bring to market this very individual Grade II Listed, three bedroom cottage with character reflecting its surroundings in the village of Broadhempston. Planning permission has been granted for a two storey extension. From the moment you step onto the the front path, which is bordered in summer with a sea of flowers either side, you will notice that Court Gate features particularly attractive gardens. Stepping into the property, to your left is the kitchen which is fitted matching floor and wall units with a Belfast sink and washing machine with another unit space available. The living room situated in the centre of the home features a wood burner and enjoys views of the side garden, there is also space for a small family dining table. Beyond, there is a versatile study space leading to another room with mezzanine which is currently utilised as a bedroom. At the front of the property a light and airy reception room opens onto the garden allowing for a secondary living space. From the living/dining room, stairs ascend to the first floor. The spacious master bedroom features a charming window seat and benefits from an ensuite bathroom fitted with bath with shower above, WC and hand basin. To your left is the second bedroom which again enjoys views over the garden. Approaching the property a private courtyard leads to the west facing garden which is mainly laid to lawn and surrounded by an original stone wall. There is a wood store area and summer house connected to power with additional store sheds. On the south side of the plot there is an enclosed lawn area that adjoins to the Broadhempston protected orchard. Regarding the planning permission please reference 21/02709/LBC on Teignbridge Council Planning site for the drawings and reconfiguration on the accommodation.

**SERVICES** Mains electricity, water and sewerage.

**CONSTRUCTION** The property is understood to be of solid stone and cob walls with pitched slate tile roof.

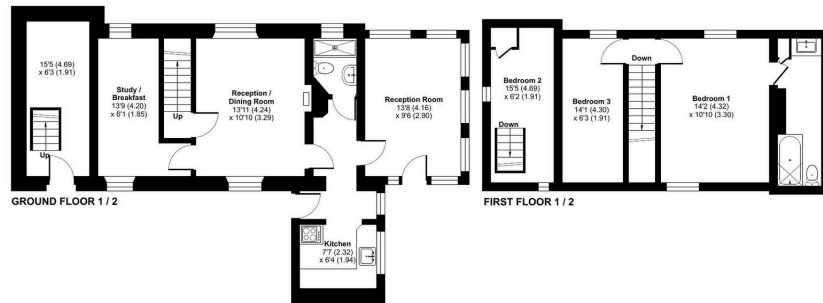
**PARKING** On-road parking available.

**DIRECTIONS** What3Words - [brush.curated.mingles](https://www.what3words.com/brush.curated.mingles)



## Court Gate, Broadhempston, Totnes, TQ9

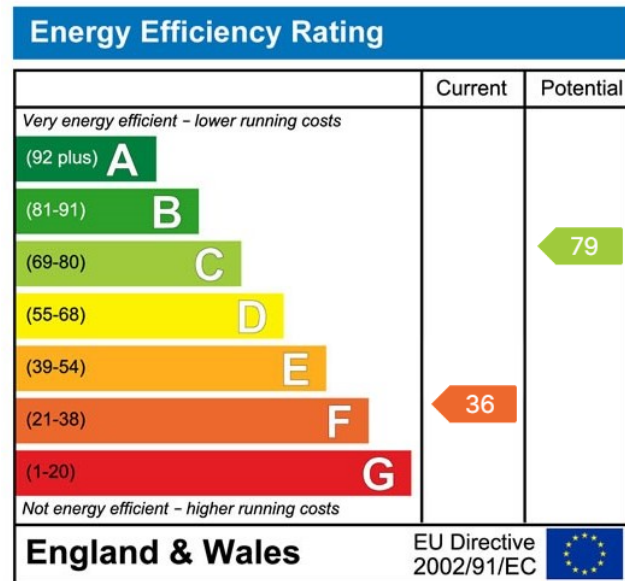
Approximate Area = 1154 sq ft / 107.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Luscombe Maye. REF: 1160394



- Detached Home
- Three Bedrooms
- Grade II Listed
- Summerhouse
- Stunning Countryside Views
- Planning Permission for Two Storey Extension
- Well Stocked Garden
- Highly Sought After Village Location
- Southerly Aspect



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.



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