

THATCH BARN HARBERTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Thatch Barn

Harberton | Devon | TQ9 7SS

AT A GLANCE

An attractive Grade II listed thatched cottage situated in the popular village of Harberton, offering well-presented reverse-level accommodation with three bedrooms, a pretty south-facing garden and the right to park two vehicles.

THE PROPERTY

The cottage is approached through an entrance vestibule, from which stairs rise to the main entrance and first-floor living accommodation.

The kitchen/breakfast room is fitted with a range of bespoke units, while the generously proportioned sitting room enjoys a dual aspect overlooking the garden and an impressive vaulted ceiling. A cloakroom completes the first floor.

Stairs descend to the ground floor, where there are three bedrooms and a modern family bathroom. One of the bedrooms benefits from direct access to the garden, which can also be reached from the hallway.

OUTSIDE

The enclosed south-facing garden is attractively planted, providing an abundance of colour and a pleasing degree of privacy. A Devon Blue slate terrace and raised deck provide appealing areas for outdoor dining and relaxation, while the garden has been designed with ease of maintenance in mind. To the front of the cottage is a parking area over which the property has the right to park two vehicles.

LOCATION & SITUATION

The property is situated in the popular village of Harberton, approximately four miles from the medieval market town of Totnes.

Harberton has a strong village community centred around the parish hall, St Andrew's Church and the well-regarded Church House Inn. The surrounding area is renowned for its natural beauty, with Dartmoor National Park to the north and the beaches and coastline of the South Hams approximately ten miles to the south.

Totnes offers an excellent range of independent shops, supermarkets, cafés, restaurants and inns, together with a regular market and a mainline railway station providing direct services to London Paddington. The A38 Devon Expressway is readily accessible, providing links to Plymouth, Exeter and the M5. The area is also well served by a number of highly regarded primary and secondary schools.

Totnes Office

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Waterside House, The Plains, Totnes TQ9 5YS



Property Details

Mileages:	Totnes - 3 miles Exeter - 29 miles Plymouth - 22 miles Torquay - 11 miles (approximately)
Services:	Mains electric and water. Shared drainage via treatment tank between 5 properties. LPG gas heating.
EPC Rating:	Current: E (52) Potential: D (62)
Council Tax:	Band D
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Grade II listed thatched cottage
- Popular South Hams village location
- Well-presented reverse-level accommodation
- Three bedrooms
- Private south-facing garden
- Right to park two vehicles

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.

Directions

From Totnes take the A381 Kingsbridge / Dartmouth road. After 1½ miles turn right to Harberton, bear left and pass through the pretty village of Harberton. After one mile, at East Leigh Cross, turn left and the drive to the centre of the hamlet where Thatch Barn can be found on the right hand side.

Viewing

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

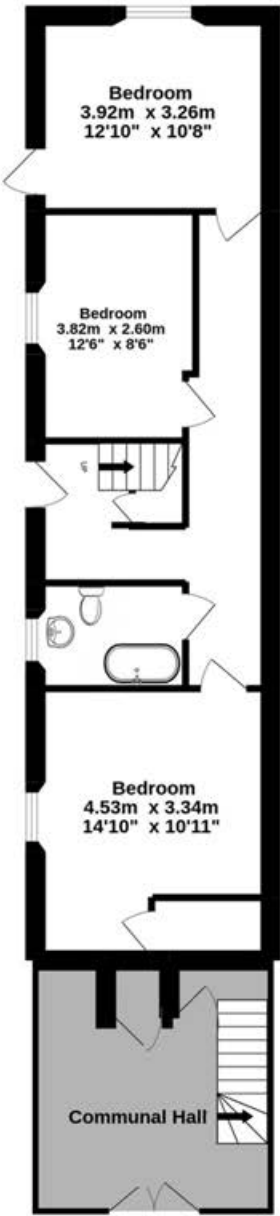


FLOOR PLAN

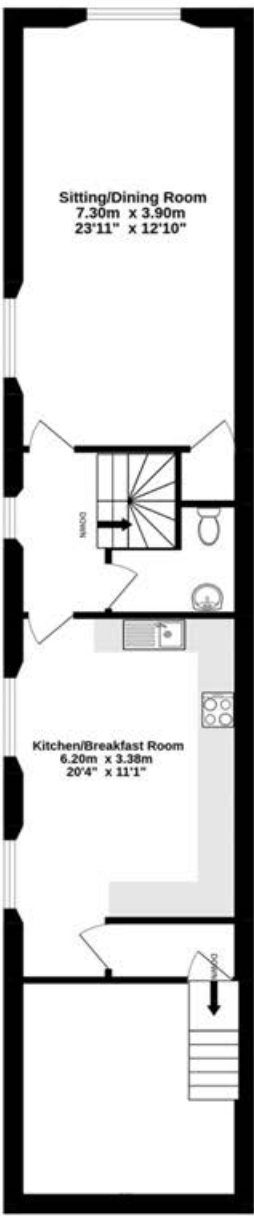
TOTAL FLOOR AREA : 140.6 sq.m. (1513 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ground Floor
61.6 sq.m. (663 sq.ft.) approx.



1st Floor
79.0 sq.m. (850 sq.ft.) approx.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.