



Luscombe Maye
Since 1873

Follaton Rise, Totnes

Guide Price £775,000

4 3 1



DESCRIPTION

Luscombe Maye are delighted to present this impressive three-storey home, offering stylish and versatile accommodation perfectly suited to modern family living. Thoughtfully designed throughout, the property combines practicality, contemporary finishes and stunning far-reaching views.

The ground floor features an entrance hall, integral garage, generous utility room and extensive storage, offering excellent flexibility for a home office, gym or hobby space. The first floor comprises four double bedrooms, including a superb principal suite with fitted wardrobes and en-suite bathroom, alongside a second en-suite bedroom and a family bathroom. Several bedrooms enjoy bespoke wardrobes, Juliette balconies and views towards Dartmoor. Direct access to the south-west facing garden enhances indoor-outdoor living.

The top floor forms the heart of the home, with a stunning open-plan kitchen, dining and living area flooded with natural light. Balconies and decking maximise the spectacular outlook, while integrated appliances, underfloor heating, walnut flooring, glass balustrades and a striking open fire create a luxurious contemporary feel.

Outside, the private sun-trap garden offers patios, a firepit, water feature, grape vine, fruit trees and useful garden shed, providing a beautiful setting for relaxation and entertaining.

DIRECTIONS

What3Words - gross.sharpened.jukebox



**Approximate Gross Internal Area 2189 sq ft - 203 sq m
(Including Garage)**

Ground Floor Area 304 sq ft - 28 sq m
First Floor Area 780 sq ft - 72 sq m
Second Floor Area 716 sq ft - 67 sq m
Garage Area 389 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- No Forward Chain
- Stylish Detached Family Home
- Spectacular Open Plan Lounge/Kitchen/Dining
- Four Double Bedrooms
- Double Garage & Utility Room • Driveway Parking
- Private South-West Facing Garden
- Far Reaching Countryside Views
- Beautifully Presented Throughout

