



CHI

HOCKINGS

LITTLEHEMPSTON • TQ9 6LU



# HOCKINGS

## GROUND FLOOR

Entrance Hallway | Kitchen/Dining Room | Snug | Utility | W/C  
Bedroom 2 | Bedroom 3 | Jack And Jill En-Suite

## FIRST FLOOR

Sitting Room | Bedroom 1 | Bedroom 4/ Study | Shower Room  
Bathroom

## EXTERNAL

Parking For 2 Vehicles | Rear Garden With Patio And Lawn



## “A modern 4 bedroom barn conversion in a rural location”...

Hockings is an exceptional four-bedroom barn conversion forming part of an exclusive collection of beautifully restored former farm buildings at Higher Court Farm.

- Exceptional barn conversion extending to over 2,000 sq ft
- Enclosed garden with views across orchard meadows
- Versatile living space to suit a variety of needs
- Close to Totnes- excellent transport links
- Opportunity to purchase additional land by separate negotiations

Approached via a courtyard setting, the property immediately impresses with its unique layout and abundance of natural light. The accommodation has been thoughtfully designed to make the most of the building's character, with two separate staircases connecting the different living spaces. On the ground floor are two generous double bedrooms, both enjoying direct access to the courtyard and sharing a stylish Jack and Jill bathroom. A useful utility room, cloakroom and additional storage complete this level.

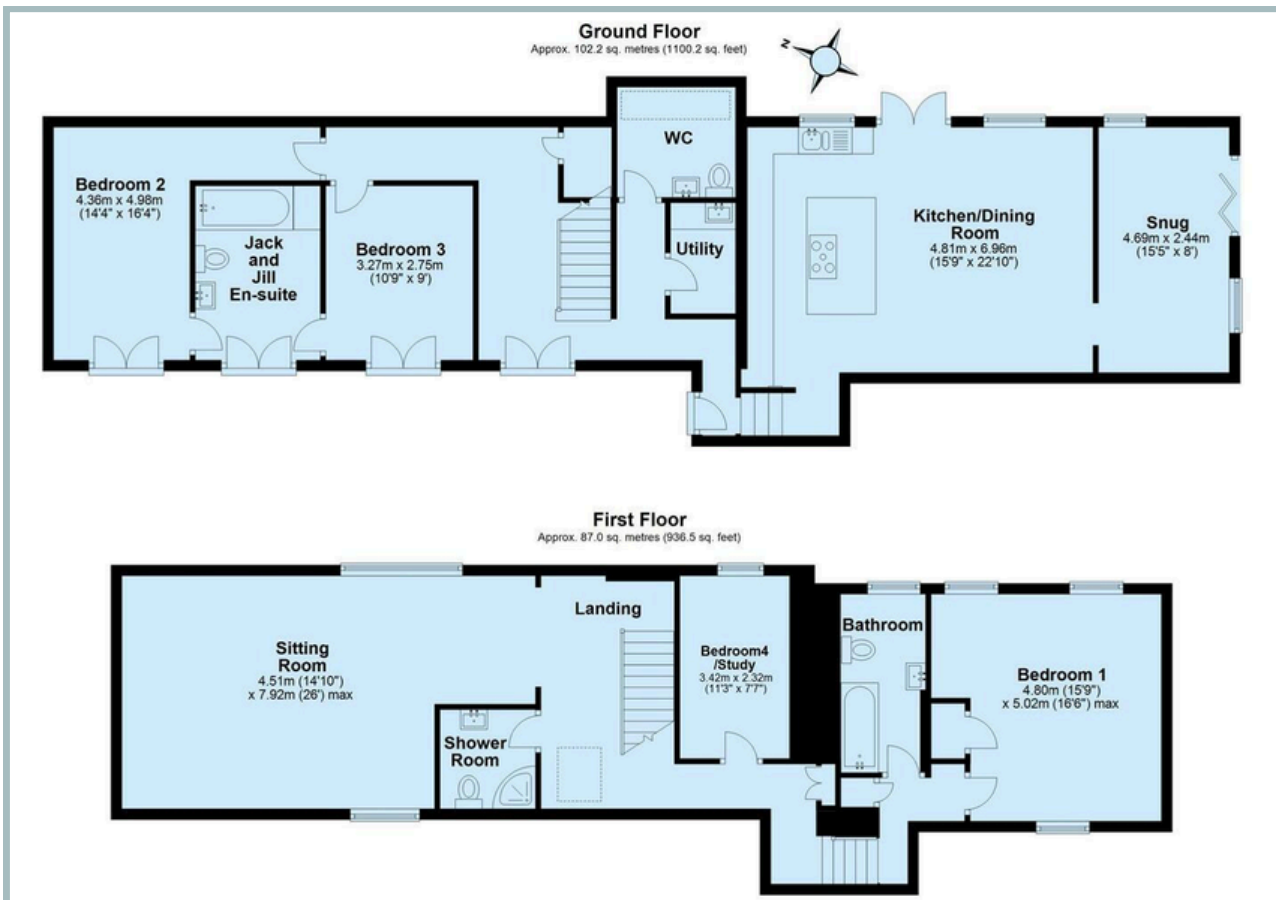
The expansive open-plan kitchen, dining and living spaces accessed via original stone steps. Designed as the heart of the home, this room is fitted with a comprehensive range of modern cabinetry and integrated appliances, while the adjoining garden room benefits from three bi-fold doors opening directly onto the rear terrace and garden.

The principal living accommodation occupies the upper floors, where a spacious sitting room with exposed character features and elevated views. Further bedrooms and beautifully appointed bath and shower rooms offer flexibility.

Outside, the enclosed rear garden enjoys a sunny aspect and overlooks surrounding orchard meadows. To the front, courtyard parking is available for one or two vehicles. Residents also have the benefit of access to a nearby community-owned orchard, a wonderful local amenity that enhances the rural lifestyle on offer. Additional land may also be available by separate negotiation.



TOTAL APPROXIMATE AREA: 189.2 SQ M 2036.6



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Tenure: Freehold

Council Tax Band: TBC awaiting banding

Local Authority: South Hams District Council

Services: Mains electricity, with Electrorod digiline electric heating, mains water, private drainage (shared drainage system between the four barns). The electricity for the drainage system is supplied from unit 1 with sub meter.

Service Fee: TBC. Owners will become directors of the management company.

EPC: Current E (48) Potential D (56)

Viewings: Very strictly by appointment only

Location: The sought-after village of Littlehempston, surrounded by the rolling landscapes of South Devon. The village is home to a historic church and the well-regarded Tally Ho community pub, while the market town of Totnes is just a short drive away, offering an excellent selection of independent shops, cafés, restaurants, schools and a mainline railway station with direct services to London. The beautiful River Dart, South Devon coastline and Dartmoor National Park are all within easy reach, making this an ideal location for those seeking a rural lifestyle without compromising on connectivity. Exeter and Plymouth are also readily accessible for commuting and wider amenities.

Directions: From Totnes, follow the A381 towards Newton Abbot and take the turning for Littlehempston, located close to The Pig & Whistle public house. Continue through the village, crossing the stone bridge, and then take the turning signposted towards Uphempston. Higher Court Barns can be found a short distance along on the right-hand side.

What Three Words:///curvy.half.pixel

Salcombe 21.1 miles - Totnes 2.1 miles (Railway link to London Paddington) - Kingsbridge 15.1 miles