



Luscombe Maye

Since 1873

The Barnhay, Stoke Gabriel, Totnes

Guide Price £375,000

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DESCRIPTION

Luscombe Maye are delighted to bring to the market this beautifully presented three-bedroom terraced home, offering character, versatility and generous accommodation arranged over three floors.

The ground floor features a welcoming sitting room with a traditional fireplace and large windows that flood the space with natural light. At the heart of the home is a charming living room boasting an attractive period fireplace and ample room for both relaxation and entertaining. To the rear, the well-appointed fitted kitchen provides space for a dining table, creating a practical and sociable environment for modern family life. A useful utility/store room, accessed from the garden, adds further convenience.

On the first floor are two spacious double bedrooms, both benefitting from attractive window seats, together with a family bathroom. The second floor hosts a substantial loft room offering flexible accommodation. Outside, the enclosed courtyard garden features a sunny patio, elevated decked terrace and delightful countryside views, creating an ideal outdoor retreat.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document.

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please inform us and we can put you in contact with the Lettings team who would be delighted to discuss our range of bespoke services with you.

DIRECTIONS

What3Words - [napped.fields.coil](https://www.what3words.com/)



Approximate Gross Internal Area 1374 sq ft - 127 sq m
(Excluding Loft Space)

Ground Floor Area 690 sq ft - 64 sq m
First Floor Area 485 sq ft - 45 sq m
Second Floor Area 199 sq ft - 18 sq m

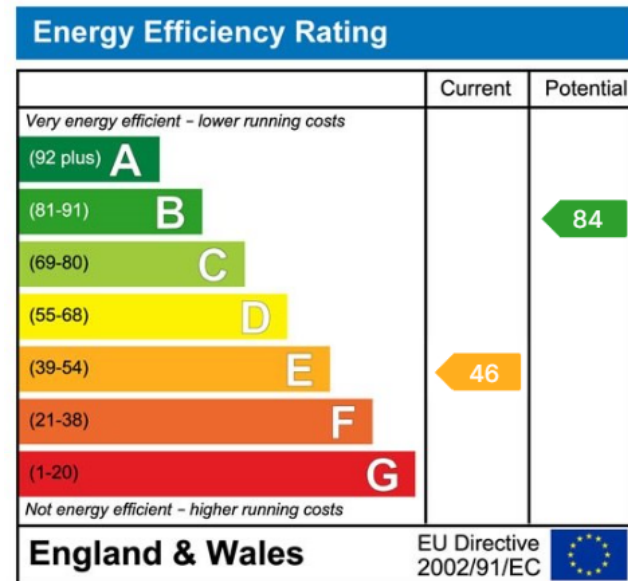


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Use the QR code for further "Material Information" about this home

- No Forward Chain
- Terraced House
- Two Double Bedrooms
- Wood Burner
- Enclosed Private Garden
- Views Over the Mill Pond
- Central Village Location
- Short Walk to Local Amenities
- Council Tax Band C



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