



The Threshing Barn, Broadhempston
Totnes

£425,000

The Threshing Barn

Broadhempston, Totnes

A charming reverse-level two double bedroom end-of-terrace barn conversion, quietly positioned within the highly sought-after village of Broadhempston, Devon, with a delightful garden, single garage and allocated parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End of terrace barn conversion
- 2 double bedrooms
- open plan living area
- Galley kitchen
- wood burner
- Garden
- Garage and allocated parking
- Quiet village location

Tucked away within this popular and picturesque South Devon village, this characterful barn conversion offers a wonderful opportunity to enjoy village life whilst retaining a sense of peace and privacy. The property has been thoughtfully arranged over two floors in a reverse-level layout, making the most of its position and creating a particularly inviting first-floor living space.





Upon entering the property, you are welcomed into a useful entrance area with a convenient cloakroom, before continuing through to the heart of the home. The open-plan living and dining room is a lovely light and sociable space, with plenty of room for comfortable seating and a dining table. A wood-burning stove provides a cosy focal point, creating a warm and inviting atmosphere during the cooler months, whilst the overall layout lends itself equally well to relaxing evenings and entertaining friends and family.

The adjoining cottage-style galley kitchen has a charming, traditional feel and is well positioned to serve the living and dining space. With its practical arrangement and characterful appearance, it provides everything needed for day-to-day cooking whilst retaining the feel of a country home.

Stairs descend to the ground floor where there are two generously proportioned double bedrooms, offering excellent flexibility for couples, guests, family or those looking for a dedicated home office or hobby space. One of the bedrooms benefits from direct access out into the garden. Also on this level is a well-appointed shower room.



Outside, the garden is a particularly pleasant feature of the property. Predominantly laid to patio, it provides an easy-to-maintain space for outdoor dining, entertaining or simply enjoying the sunshine, with a grass bank and a selection of mature shrubs adding greenery, texture and privacy. The garden has a wonderfully established feel and offers a peaceful spot to sit and unwind.

The property also benefits from a **single garage**, providing useful storage and secure parking, together with **allocated parking located just a stone's throw from the property**, adding further convenience.

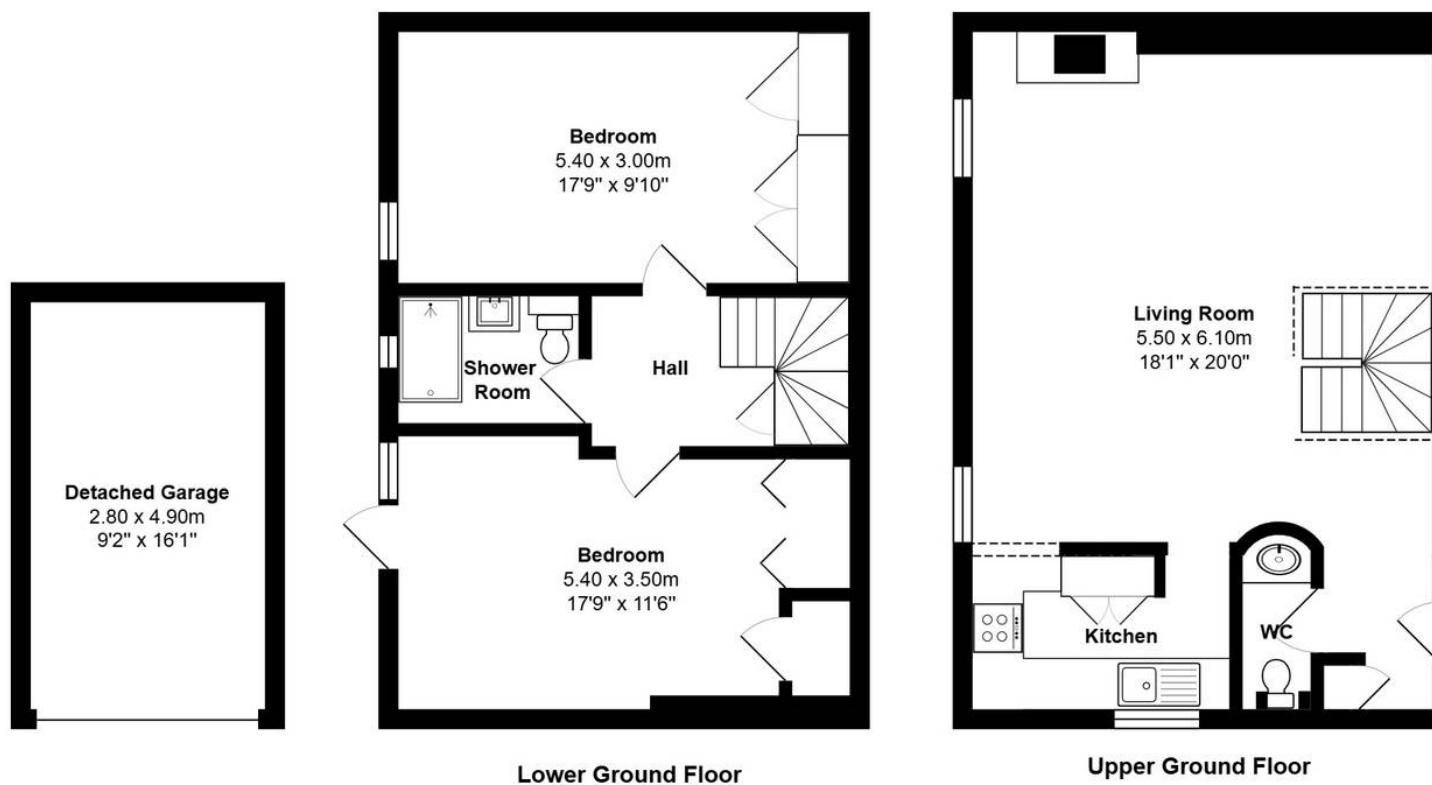
Broadhempston is a much-loved village set within the beautiful South Devon countryside, renowned for its strong community spirit and attractive rural surroundings. The village offers a range of amenities and is well placed for exploring the wider South Hams and Dartmoor, whilst the nearby market town of Totnes provides a broader selection of shops, cafés, restaurants, schools and mainline railway connections.

With its combination of **character, flexible accommodation, private garden, garage and convenient parking**, this charming barn conversion would make an appealing permanent home, peaceful retreat or potential opportunity for those looking to enjoy the very best of village living in this beautiful part of Devon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		





The Threshing Barn, Broadhempston
Total Area: 88.3 m² ... 951 ft² (excluding detached garage)

All measurements are approximate and for display purposes only



Woods Homes

Woods Estate Agents & Auctioneers, 1 The Plains - TQ9 5DR

01803 866336 • totnes@woodshomes.co.uk • <http://www.woodshomes.co.uk/>

