



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 1 Vehicle | 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.

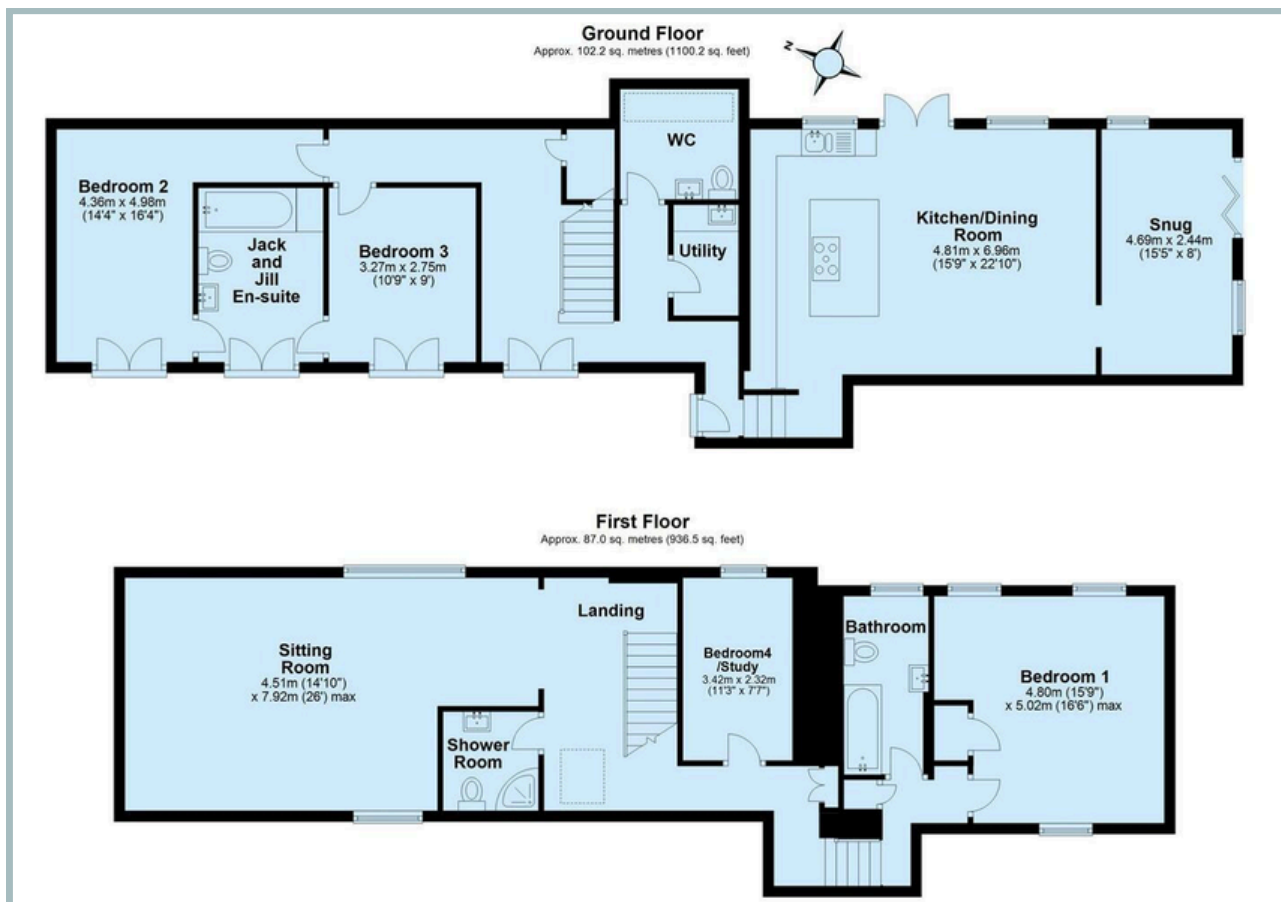
The principal living accommodation occupies the upper floors, where a spacious sitting room with exposed character features and elevated views. Further bedrooms and beautifully appointed bath and shower rooms offer flexibility.

Outside, the enclosed rear garden enjoys a sunny aspect and overlooks surrounding orchard meadows. To the front, courtyard parking is available for one vehicle. 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



**IMPORTANT NOTICE:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



58 FORE ST, KINGSBRIDGE TQ7 1NY  
kingsbridge@charleshead.co.uk  
01548 852 352  
www.charleshead.co.uk

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