



Luscombe Maye

Since 1873

# Warland, Totnes

Offers Over £500,000

3 2 2



## DESCRIPTION

Luscombe Maye are delighted to bring to market this wonderfully unique period property set in the heart of Totnes filled with a wealth of original features preserved across centuries of history this property has obtained.

Entering the beautiful stone doorway, you are welcomed into a spacious entrance hall splitting off into both the large kitchen/ dining area and lounge area. The kitchen features a beautiful original wood cabinetry, providing excellent storage and surface space, while the wood burner creates a warm, welcoming atmosphere ideal for families and entertaining. Opposite leading on from the hallway, the cosy lounge area is also fitted with a second wood burner making it snug but light area, while being complimented by the the characterful flag stone flooring. To the rear of the property, a bright conservatory provide an additional living space with direct access to the garden. The downstairs also benefits from a downstairs WC and a versatile room offering opportunity for a convenient office or utility space.

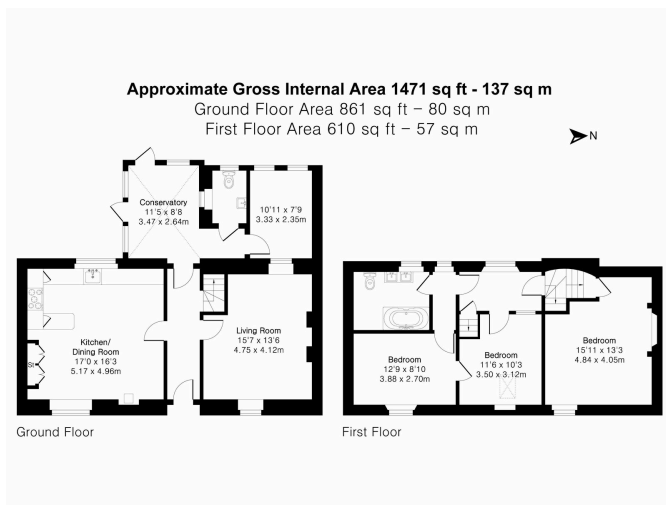
Ascending the bespoke oak stairs situated in the heart of the property, the first floor is fitted with three generously sized double bedrooms each benefitting from natural light through the authentic wooden-framed windows. To complete the first floor there is a characterful family bathroom, fitted with a stand-alone bath with shower over, WC and double sinks.

Outside the back of the property there is a walled garden boarded by mature shrubs creating a peaceful and private space. A gate provide access to the car park at the back of the property, with the opportunity to acquire a residential parking space.

This property is on the National Heritage List for England which is a unique register of the country's most significant historic buildings and sites.

The cottage incorporates remains of a medieval chapel, dedicated to the Holy Ghost and St. Katherine which was founded in 1271. The chapel was served by members of the Order of Holy Trinity and of



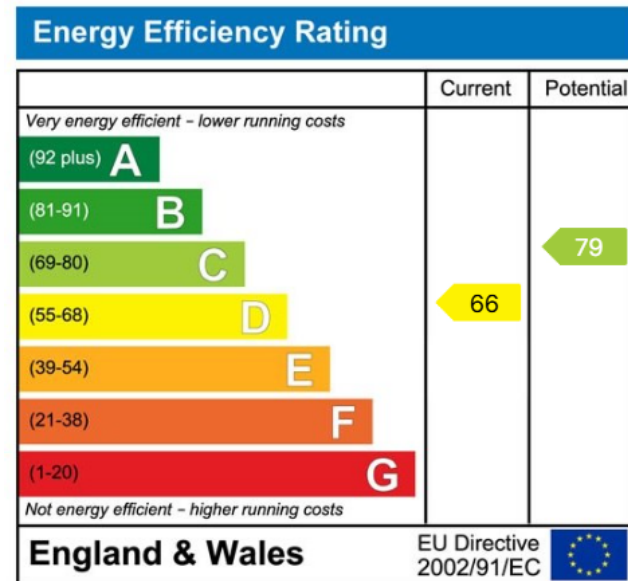


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon 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

- Period Property
- In The Heart of Totnes
- Wood Burner
- Characterful Features Throughout
- Three Double Bedrooms
- Grade 2\* Listed
- Residents Parking Nearby



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