



Littlewell



Dartington 2 miles | Totnes 3.5 miles | A38
4 miles

A characterful two-bedroom barn conversion enjoying countryside views, single-level accommodation, a private courtyard and decked terrace, with parking and a carport, offered with no onward chain

- Characterful semi-detached barn conversion
- Countryside setting near Dartington and Totnes
- Single-level accommodation with two bedrooms
- Vaulted living space with exposed timbers
- Stone fireplace with wood-burning stove
- Private courtyard and countryside-facing terrace
- Parking for two cars and carport
- Offered with no onward chain
- Freehold
- Council tax band D

Guide Price £395,000

SITUATION

Littlewell enjoys a countryside setting at Higher Velwell Barns, Dartington, within easy reach of Totnes. Dartington offers a primary school, village amenities and the shops, gardens and cultural attractions of the Dartington estate. Nearby Totnes provides independent shops, supermarkets, restaurants, a regular market and secondary schooling at King Edward VI Community College. Its mainline railway station offers direct services to London Paddington, while the A38 Devon Expressway connects with Plymouth, Exeter and the M5. The surrounding countryside offers plentiful opportunities for walking.

DESCRIPTION

Enjoy the character of a traditional Devon barn with the ease of single-level living and countryside views. Littlewell is a semi-detached conversion with exposed roof timbers, stone elevations and a wood-burning stove creating a welcoming rural home. Converted in 1985 and substantially updated internally in 2005, its open-plan living space connects with a sheltered paved garden and a decked balcony overlooking the surrounding landscape. Two bedrooms, manageable outside space, parking and a carport complete the property, offered with no onward chain.

ACCOMMODATION

The entrance opens into a spacious enclosed porch with a timber-clad ceiling and sliding doors to the courtyard. An inner door leads into the central hallway, from which the principal rooms are accessed.

The kitchen, dining and sitting room forms a generous open-plan living space beneath a vaulted ceiling with exposed roof trusses. The kitchen is fitted with a range of wall and base units, work surfaces and a sink beneath the window, with ample space alongside for a dining table and chairs.

The sitting area centres on a substantial stone fireplace housing a wood-burning stove. A stable door opens to the courtyard, while double doors on the opposite side lead onto the decked terrace and frame the countryside

outlook.

The hallway also serves two bedrooms, both with windows overlooking the courtyard. The bathroom is fitted with a shower enclosure, wash basin and WC, with tiled walls and a heated towel rail. Hallway cupboards provide useful storage.

OUTSIDE

A shared courtyard approach provides parking for two cars, together with a separate timber carport conveniently positioned close to the entrance. The carport offers exciting potential for conversion into an enclosed studio, home office, garden room or workshop, subject to any necessary planning consents and approvals.

The enclosed garden is predominantly paved for ease of maintenance, with stone walls providing privacy and established planting softening the boundaries. Accessible from both the porch and living room, it offers space for outdoor furniture and pots.

On the opposite side of the living space, a timber decked balcony provides a further seating area with uninterrupted countryside views.

SERVICES

Mains electricity connected. Private water supply shared with neighbour. Private drainage to a septic tank. Oil-fired central heating, supplemented by a wood-burning stove.

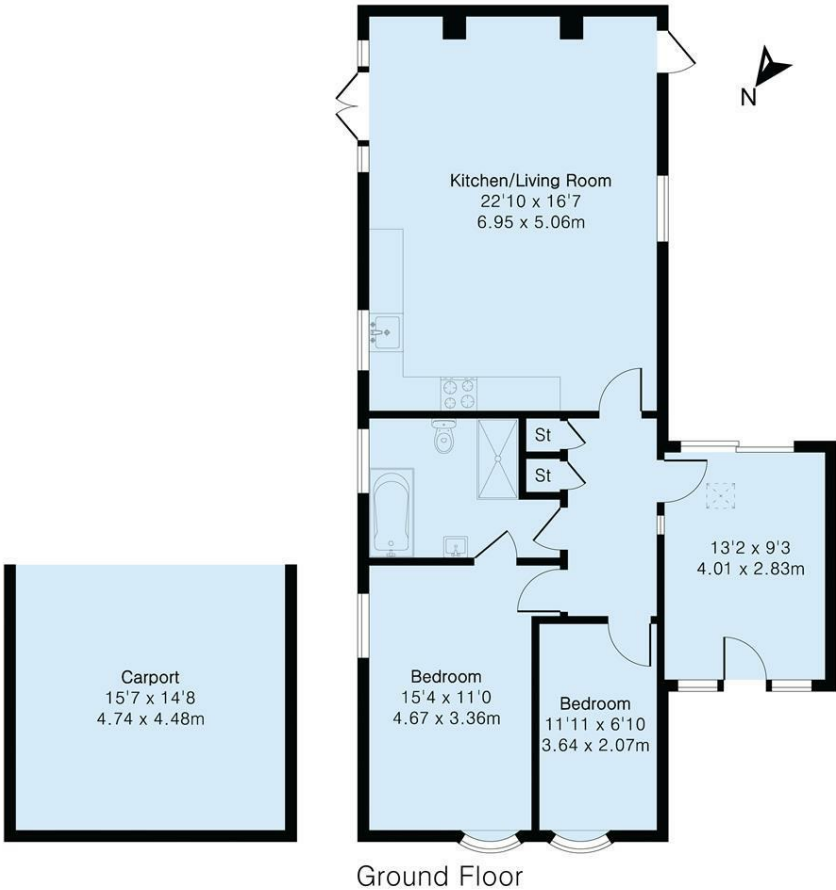
The supplied coverage results indicate basic broadband speeds of up to 4 Mbps and ultrafast broadband speeds of up to 1,800 Mbps. Mobile coverage is rated "Okay" for EE, Three and Vodafone, and "Poor" for O2.

DIRECTIONS

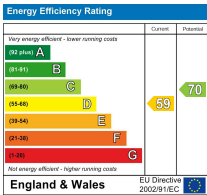
For satellite navigation use postcode TQ9 6AD and locate Littlewell within Higher Velwell Barns. The published what3words reference for the property is ///invented.annual.epidemics.



Approximate Gross Internal Area 912 sq ft - 85 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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