



Luscombe Maye

Since 1873

Broadhempston, Totnes
Sale By Tender £650,000

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Luscombe Maye proudly present a rare opportunity to acquire a stunning barn conversion alongside a charming detached cottage, set within extensive grounds on the edge of Broadhempston. This unique combination offers exceptional versatility for multi-generational living, extended family, or income potential through holiday or long-term letting.

METHOD OF SALE

Danesfords is offered for sale by Formal Tender (unless sold prior). The deadline date for submission of tenders being **Tuesday 26th May 2026** at 12 noon.

Buyers who wish to submit a tender will be required to sign a legal contract, and enclosed tender forms being available from the sellers' solicitor (see Legal Pack below) and provide a deposit of 10% of their offer price, as their tender. Tenders should be submitted to 59 Fore Street, Totnes TQ9 5NJ in an envelope clearly marked 'Danesford'.

If either of these component parts are not submitted, their tender risks being declined.

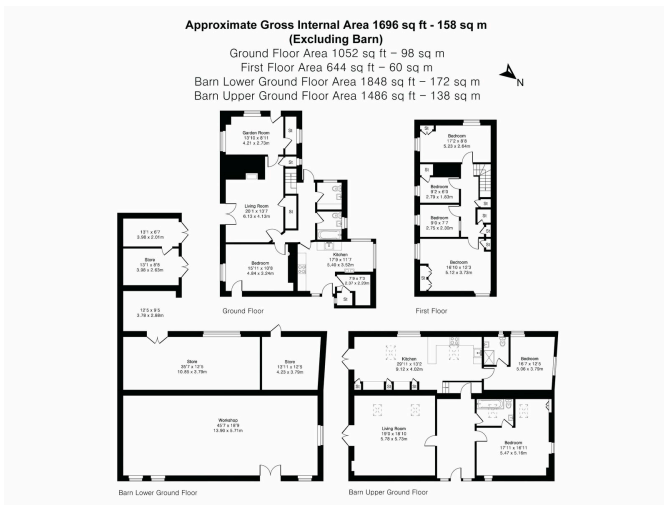
The successful purchaser(s) will be liable to pay the sum of 1% plus VAT of the purchase price, as an administration fee in addition on completion. The successful purchaser(s) will also be required to pay legal costs - please refer to the contract pack.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitute an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 28 days later, or in the time frame as set out in the legal pack.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the property is offered for sale.

A copy of the legal pack may be requested from Luscombe Maye Totnes: hebe.deverson@luscombemaye.com

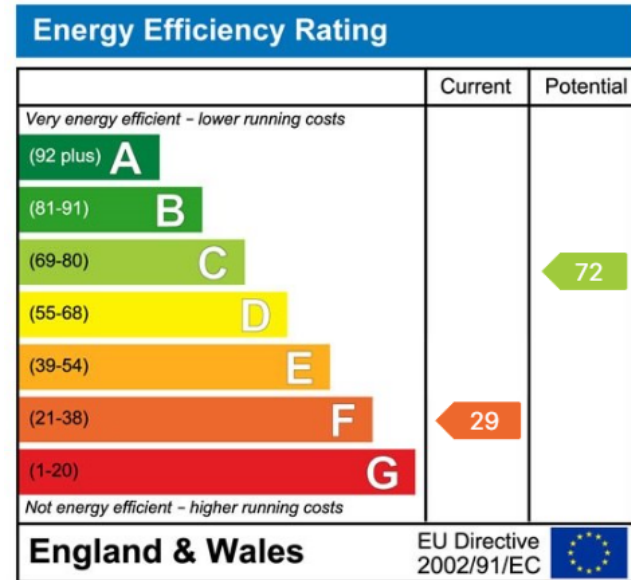
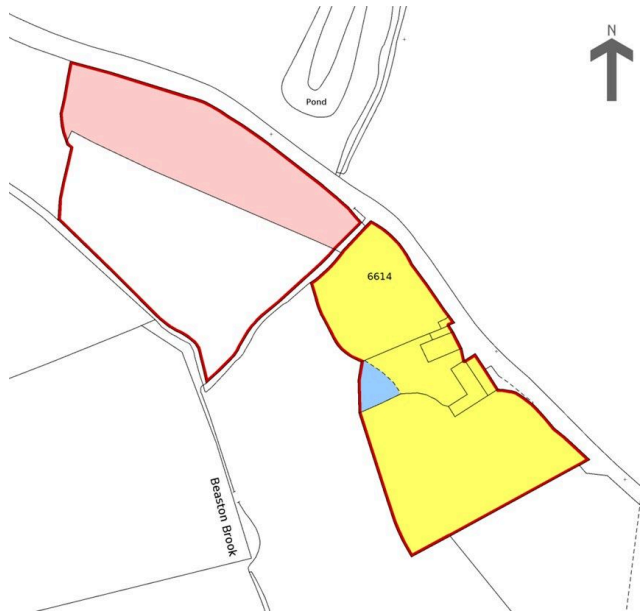




- Two Bedroom Barn Conversion
- Five Bedroom Cottage
- Formal Tender - Tuesday 26th May 2026
- Multi-Generational Living
- Extensive Garden & Approx 1.6 Acre Paddock
- Stables & Workshop
- Two Rolling Pasture Fields
- Desirable Location
- Wood Burner
- Character Features



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.



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Totnes:
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 01803 869920
 totnes@luscombemaye.com
 www.luscombemaye.com