



Luscombe Maye
Since 1873

Moreleigh Road, Harbertonford, Totnes

Guide Price £400,000

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DESCRIPTION

Luscombe Maye are delighted to present this beautifully renovated four-bedroom cottage in the sought-after village of Harbertonford. Combining character features with contemporary styling, the property offers stylish and versatile accommodation throughout.

The heart of the home is a stunning open-plan kitchen, dining and living space, featuring herringbone flooring, neutral décor and an abundance of natural light. A contemporary fitted kitchen flows seamlessly into the dining and sitting areas, creating an ideal space for both everyday living and entertaining. A charming snug provides a cosy retreat and could also serve as a formal dining room. The ground floor is further enhanced by a shower room and useful utility/storage area.

Upstairs are four bedrooms, including a generous principal bedroom, together with a stylish family bathroom.

Outside, the elevated south-west facing garden enjoys countryside views and excellent afternoon sun. Additional benefits include off-road parking, solar panels and provision for an EV charging point, making this an attractive and energy-efficient village home.

CAVEAT REGARDING PROPERTY IMAGES

Please note that some images may have been generated or enhanced using artificial intelligence and are intended for illustrative purposes only. Whilst every effort has been made to ensure accuracy, the images may not represent exact dimensions, finishes, features, or current appearances.

DIRECTIONS

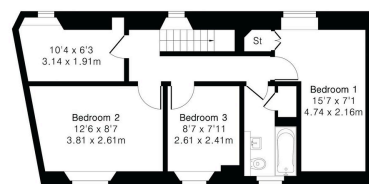
What3Words - [butterfly.renew.scorpions](https://www.what3words.com/butterfly.renew.scorpions)



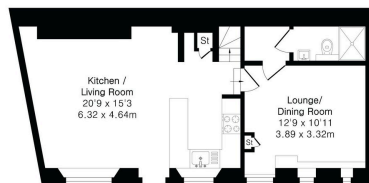
Approximate Gross Internal Area 1064 sq ft - 98 sq m

Ground Floor Area 532 sq ft - 49 sq m

First Floor Area 532 sq ft - 49 sq m



First Floor



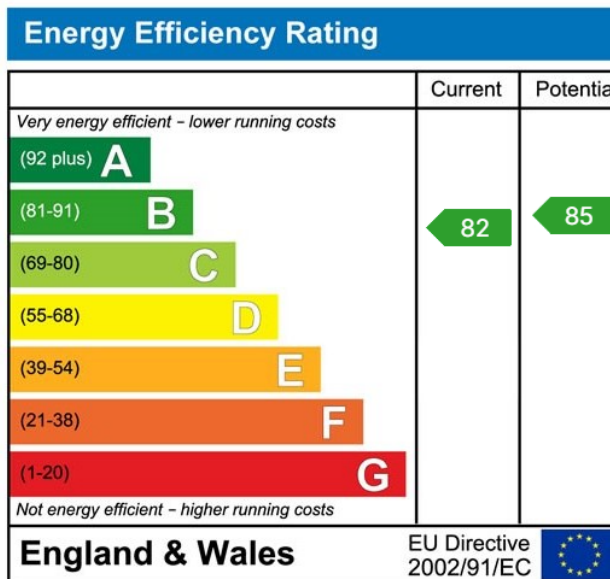
Ground Floor



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.



- No Forward Chain
- Recently Renovated Throughout
- Parking Space
- Elevated Garden
- 3.0Kw Solar Panels
- Four Bedroom Terrace Home
- Tastefully Presented with High Quality Finishes
- Downstairs Bathroom
- Walking Distance to Local Shops and Bus Stop
- EPC to Follow



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:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com