



Harmony Cottage

RENDELLS

Harmony Cottage

Harberton, Totnes, TQ9 7SS

A beautifully converted Grade II Listed barn enjoying a peaceful rural setting on the edge of the highly regarded village of Harberton. Offered to the market with no onward chain, Harmony Cottage forms part of an original farmstead dating from the mid-16th century and was sympathetically converted in 2004, successfully blending period character with modern comfort.

The property offers well-balanced accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a spacious sitting room centred around a wood-burning stove and a light-filled kitchen/dining room. Upstairs are two generous double bedrooms, each enjoying vaulted ceilings with exposed timber beams, together with a well-appointed family bathroom.

Outside, the property benefits from off-road parking, an attractive courtyard garden to the front and the rare advantage of a delightful area of protected woodland, providing a peaceful natural retreat immediately adjoining the property.

Guide Price of £375,000

Harberton Village Centre 1.0 miles approx., Harbertonford 1.5 mile approx., Totnes 4 miles approx., Dartington Hall Estate 5 miles approx., Sharpham Vineyard 6 miles approx., Ashprington 7 miles approx., Dartmouth 14 miles approx., Blackpool Sands 15 miles approx., Salcombe 22 miles approx., Plymouth 25 miles approx., Exeter 30 miles approx.

The Situation

Harmony Cottage occupies an unspoilt rural location on the edge of the sought-after village of Harberton, within the beautiful South Hams district of South Devon. Surrounded by rolling countryside, the property enjoys a tranquil setting whilst remaining conveniently placed for access to the thriving market town of Totnes, approximately four miles away (Approx 10 mins by car)

Totnes provides an excellent range of independent shops, cafés, restaurants, supermarkets, healthcare facilities and a mainline railway station offering regular services to Exeter, Plymouth and London Paddington (2 hours and 45 minutes)

Harberton itself is a charming and well-established village with an active community, parish church, village hall and traditional public house. The surrounding countryside offers exceptional walking and cycling, while the Dartmoor National Park and South Devon coastline, including Dartmouth, and Slapton Sands, is within easy reach.

Harmony Cottage is ideally suited to those seeking the peace of a rural setting without compromising accessibility, benefitting from excellent road links via the A381 and A38. The adjoining woodland further enhances the property's appeal, creating an idyllic environment in which to enjoy the surrounding wildlife and natural beauty.



The Accommodation

Entrance Space

Upon entering the property there is an immediate sense of space and light, enhanced by impressive floor-to-ceiling glazing. The hall provides access to the principal reception rooms and staircase to the first floor.

Sitting Room

A beautifully proportioned reception room forming the heart of the home. The room is centred around an attractive wood-burning stove set upon a slate hearth, creating a warm and inviting atmosphere. There is ample space for both seating and entertaining.

Kitchen/Dining Room

A bright and spacious kitchen/dining room fitted with an excellent range of base and wall-mounted cabinetry, complemented by integrated oven and hob, stainless steel sink with mixer tap and generous work surfaces. triple-aspect windows flood the room with natural light, while a rear door provides access to the woodland. Downstairs w/c.

The First Floor Accommodation

Principal Bedroom

A wonderfully spacious double bedroom featuring vaulted ceilings, exposed original timbers and Conservation Roof Lights windows, creating a light-filled room full of character. The principal bedroom also benefits from a balcony with original stone stairs leading down to the courtyard. Perfect for a morning coffee and to enjoy the rural views.

Bedroom Two

A second generous double bedroom of excellent proportions, currently arranged as a twin room but equally well suited as an additional principal bedroom, guest accommodation or home office. Vaulted ceilings and exposed beams continue the property's characterful theme.

Family Bathroom

A bright and well-appointed family bathroom comprising a large panelled bath with shower over and glazed screen, wash hand basin and WC. A Conservation Roof Light rooflight provides excellent natural light.

The Gardens & Grounds

To the front of the property is a private courtyard garden, principally laid to lawn, providing an attractive space for outdoor dining or enjoying the peaceful surroundings.

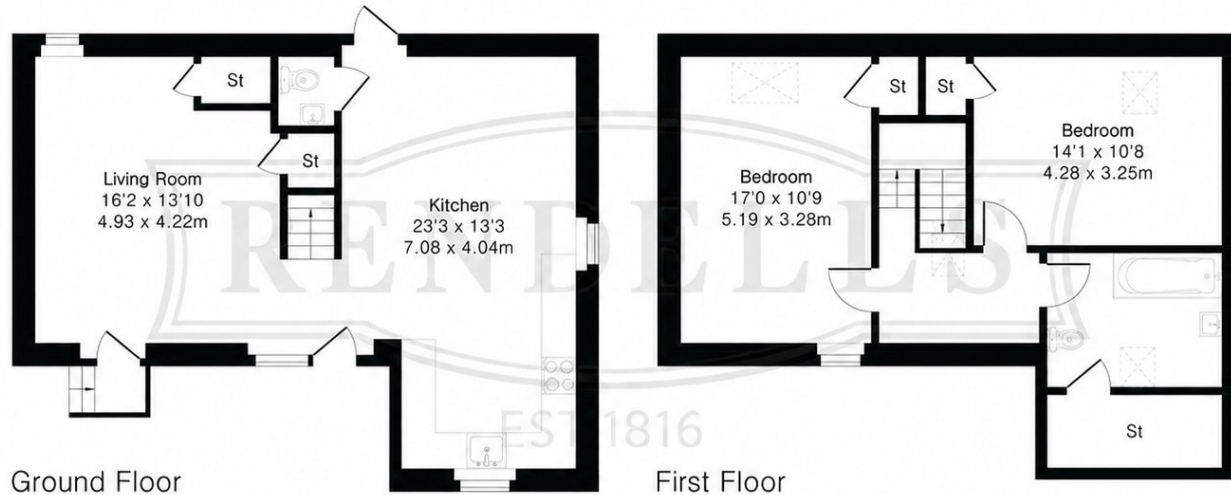
To the rear lies an area of delightful woodland, over part of which Harmony Cottage enjoys rights of use. Beautifully maintained as a natural habitat, the woodland offers a wonderful opportunity to enjoy daily birdsong, tranquillity of the surrounding countryside and abundant local wildlife.



Approximate Gross Internal Area 1133 sq ft - 105 sq m

Ground Floor Area 569 sq ft – 53 sq m

First Floor Area 564 sq ft – 52 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band

C

Tenure

Freehold.

Services

Mains electricity, mains water, private drainage and oil-fired central heating.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

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