



Holly Cottage, Tristford Road, Harberton, TQ9 7SD

CHRISTOPHER'S  
SOUTH HAMS



Holly Cottage is an enchanting mid-terrace period cottage with stone elevations beneath a slate roof.

The property showcases an abundance of character including original stone fireplace with log burner, ceiling beams and exposed stone wall features. The charming accommodation consists of a spacious sitting room with the aforementioned feature fireplace which in turn leads to the farmhouse style kitchen. An electric Aga highlights the room opposite a Belfast sink sitting in a granite worktop and a range of fitted shaker-style units. There is also a cute bench seat here bordered by wood panelling and a stable door leading outside.

Hidden behind a door are the stairs leading from the sitting room to the first floor where there are two double bedrooms and a modern family bathroom.

Attached to the rear of the cottage (and accessed by its own external door) is the studio room/store room with light and power connected which would lend itself to a variety of uses including a guest room or home office. The former external store has been converted to accommodate an outside WC, also with light and power connected and would therefore benefit the guest suite or office functionality.

Outside, and just across a shared pathway, is the private courtyard garden and BBQ area laid to stone and with views to the village church. The shared path then winds its way to the main (secret) garden which is a private lawned oasis surrounded by mature shrubs and trees with beautiful views down the valley. Within this part of the garden is a large timber shed and separate summerhouse.

This delightful cottage is offered with no onward chain.

## Key Features

Characterful Period Cottage (not Listed)  
Farmhouse Style Kitchen  
Spacious Sitting Room  
2 Double Bedrooms  
Modern Bathroom

Village Location  
External Multi-Functional Studio  
External WC  
Private Courtyard and Garden  
No Onward Chain

## Situation & Amenities

This charming cottage sits in the delightful village of Harberton and is perfectly situated to commute to nearby cities of Exeter and Plymouth, but with the beautiful South Hams coastlines and bustling town of Totnes short drives away you can still achieve that quintessential Devon vibe. Harberton itself is host to a village pub, B&B, allotments and a historical parish church. There are several clubs including cricket, badminton and bowls as well as a splendid village playing/sports field. Regular bus services six days a week give access to Totnes and Kingsbridge where you will find all the amenities you would expect from a town. There is a choice of several Primary Schools for the village with secondary education provided at the King Edward VI College in Totnes.

Nearby Totnes is a boutique town full of excellent eateries and independent shops, as well as twice-weekly markets and a castle to explore. If you want to head to the coast, Salcombe is just over half an hour away, as is Dartmouth with some fabulous beaches whilst the glorious wilderness of Dartmoor is on your doorstep too. Harberton sits surrounded by all of this opportunity and is certainly to be considered a little gem.

**Services:** Mains Electricity. Mains Water. Mains Drainage.

NB: New Electric Panel Radiators have been installed since the EPC.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

## Local Authority:

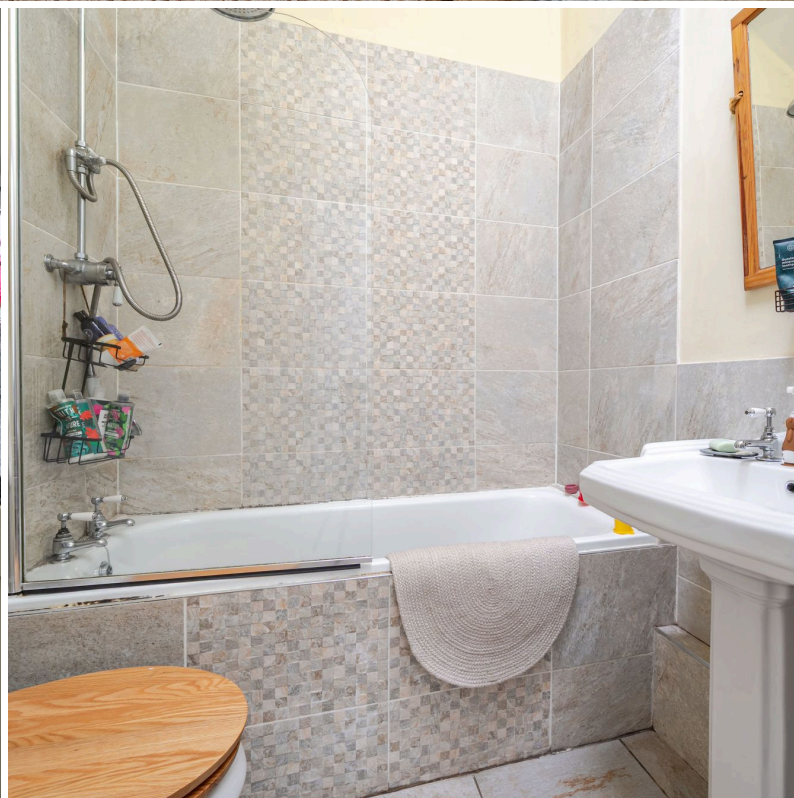
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** B

**Tenure:** Freehold.

## Viewings:

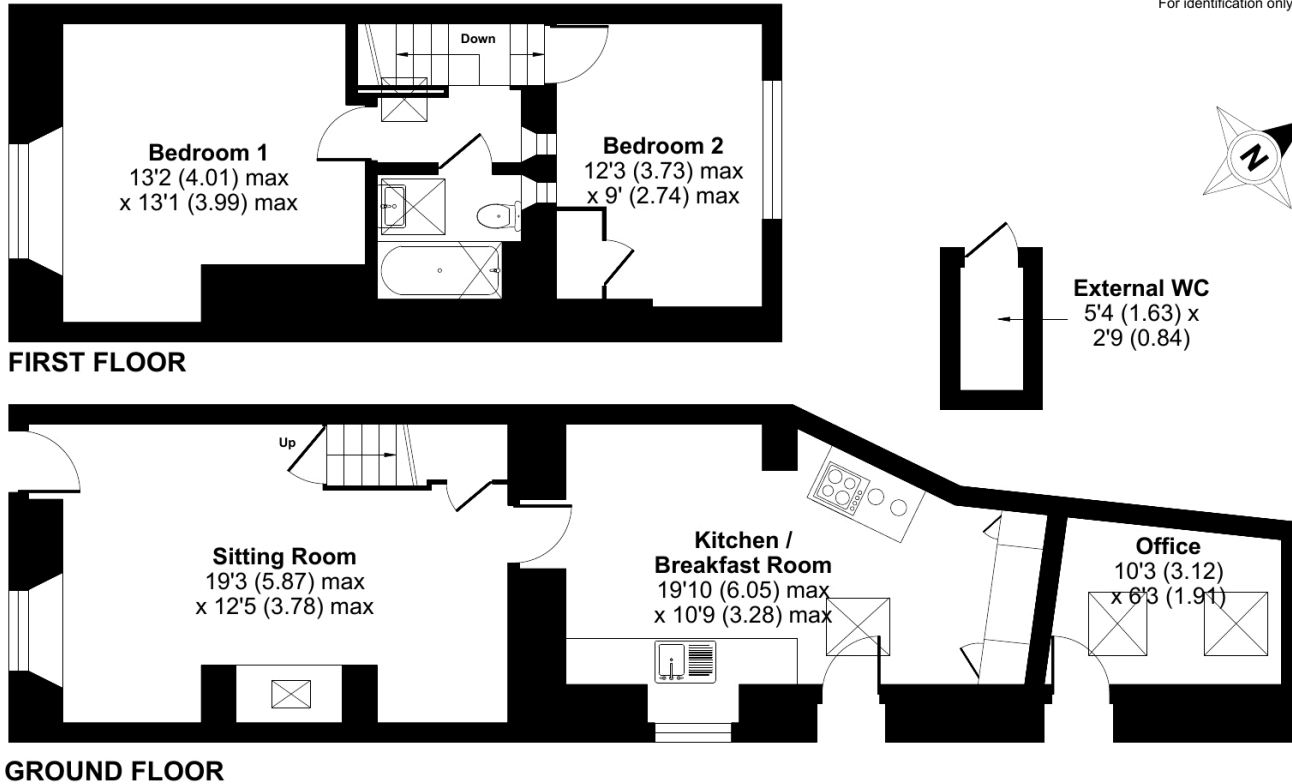
Strictly by appointment through  
Christopher's South Hams  
01752 746 550



# Tristford Road, Harberton, Totnes, TQ9

Approximate Area = 863 sq ft / 80.1 sq m  
 Office & External WC = 81 sq ft / 7.5 sq m  
 Total = 944 sq ft / 87.6 sq m

For identification only - Not to scale



## Energy Efficiency Rating



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