

ORCHARD HOUSE BROADHEMPSTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



ORCHARD HOUSE

Sitting in this wonderful "edge of village" location is this deceptively spacious (3046 sq ft) detached family house with private gardens integrated garage and ample driveway parking all peacefully enclosed by stone walls and a gated entrance.

The house is entered via a generous entrance hall with an inner lobby and guest WC. The kitchen / breakfast room is fully fitted with a range of units and an oil fired Aga, with space for a kitchen table comfortably seating six. The utility room also serves as a boot room and interconnects with the kitchen and integrated garage with roller door and a further storage area. The snug is a bright double aspect room off the inner lobby which leads through into the living room, which is a lovely sized room overlooking the garden with patio doors and a wood burner. Double doors open into the conservatory/ dining room which is a great room for entertaining overlooking the garden. Upstairs a galleried landing leads to the principal suite with large principal bedroom and bathroom with stand alone bath and shower. There are four further bedrooms and a family bathroom.

Outside a gated driveway provides off street parking for several cars and the enclosed wall gardens are mainly laid to lawn with a range of shrub and hedge borders and a hot tub.

Broadhempston is a pretty and sought-after village centred around a local village shop, two popular public houses, the 15th Century Church of St Peter and St Paul and the respected Primary School. Broadhempston is convenient for both Totnes and Newton Abbot and is readily accessible to Torbay. There is excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

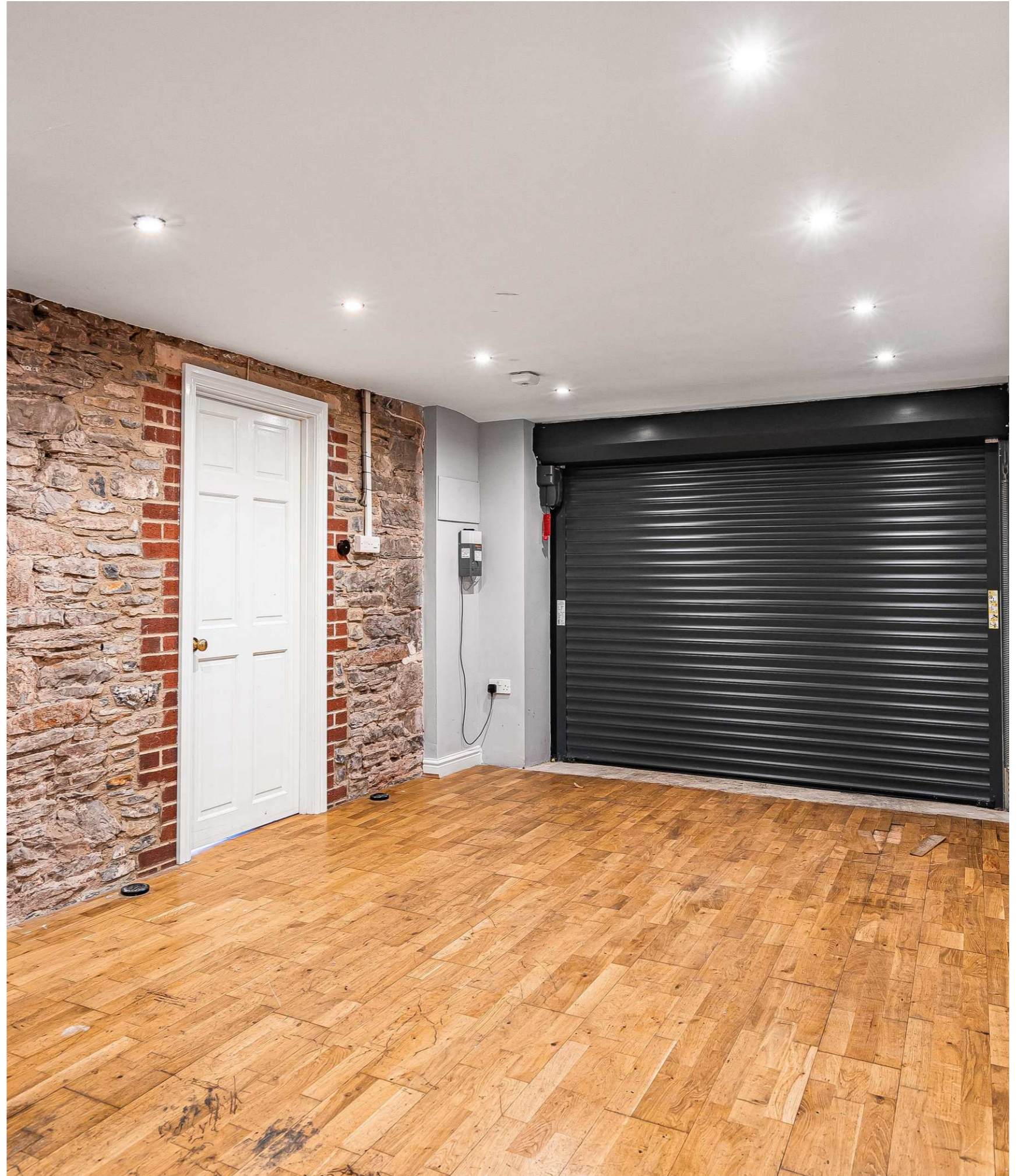




KEY FEATURES

- Detached five bedroom family house
- Popular Village Location
- Walled Gardens
- Garage
- Oil Fired central heating
- Mains water
- Septic Tank





PROPERTY DETAILS

Property Address

Orchard House, Broadhempston, Totnes, TQ9 6BD

Mileages

Totnes 6 miles Exeter 22 miles Plymouth 22 miles (approximately)

Services

Mains electric and water. Drainage via septic tank. Oil fired central heating.

EPC Rating

Current: E, Potential: C

Council Tax Band

G

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

**Approximate Gross Internal Area 3046 sq ft - 283 sq m
(Including Garage)**

Ground Floor Area 1676 sq ft – 156 sq m

First Floor Area 1370 sq ft – 127 sq m





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