



1 Leechwell Mews



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, Leechwell Street, Totnes, TQ9 5SL

A38 5.8 Miles, Exeter 28 Miles, Torbay 6.8 Miles

An exceptional family home with versatile living spaces, stunning views, and a self-contained annexe in the heart of Totnes

- Prime Totnes location
- Stunning views
- Self-contained annexe
- Easy access to major transport links
- Freehold
- Versatile accommodation approx 4300 sqft
- Swimming pool and landscaped gardens
- Parking and double garage
- Nearby shops, pubs and schools
- Council tax bands A & A

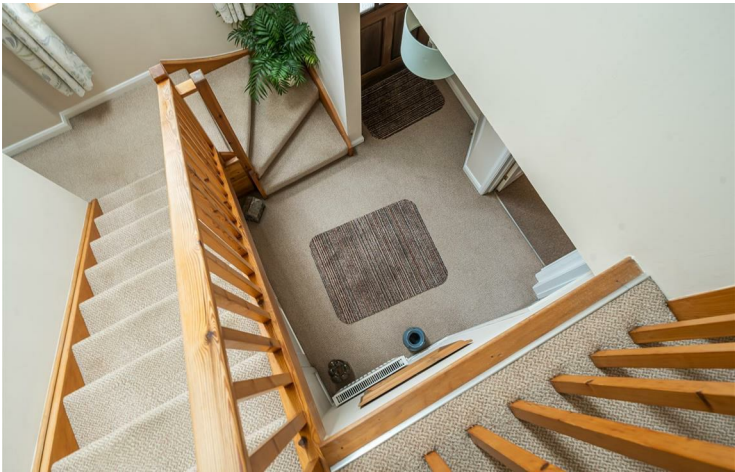
Guide Price £885,000

SITUATION

Located just a short stroll from Totnes town centre, 1 Leechwell Mews enjoys the vibrant charm of this historic Elizabethan market town. Totnes offers an eclectic mix of independent shops, cafes, galleries, and cultural landmarks, including riverside walks, the Guild Hall, a Norman Castle, and excellent schools. With the A38 Devon Expressway only 6 miles away and a mainline railway station providing rapid links to London Paddington, this location is perfect for both convenience and connectivity.

DESCRIPTION

A rare find in the heart of Totnes, 1 Leechwell Mews offers over 4,300 sq. ft. of exceptionally versatile accommodation, ideal for multi-generational living, guest accommodation, home working, or generating a substantial income. This unique home blends period charm with modern comfort and includes a beautifully finished 2 bedroom self-contained annexe with its own entrance, kitchen, and living space - perfect for extended family, visiting guests, or letting options. The main house boasts expansive living areas, elegant bedrooms, and glorious views, all set within landscaped gardens complete with a private swimming pool. With ample parking, a double garage, and easy access to the vibrant town centre, this is a truly exceptional opportunity in one of Totnes' most sought-after locations.



ACCOMMODATION

The ground floor features a welcoming entrance hall leading to a bright diner/sitting room with a feature fireplace and garden access, perfect for entertaining. The modern kitchen/breakfast room is well-equipped with contemporary units and integrated appliances, complemented by an expansive games room for family activities.

Upstairs, the first floor offers three generous bedrooms, including a principal suite with French doors overlooking the garden and a private en-suite. Two additional bedrooms provide flexible space for family or guests, served by a modern family bathroom.

On the lower ground floor, a double garage provides ample storage and parking, with additional workshop space and a utility room enhancing the property's practicality. Further outbuildings offer extra storage or potential for office use.

ANNEXE

The self-contained annexe is ideal for extended family, guests, or rental income, comprising a cosy sitting room, kitchen/dining area, bathroom, and two upstairs bedrooms offering privacy and comfort.

OUTSIDE

The property is accessed via an archway off Leechwell Street into a private parking area, providing convenience and security. There are two parking spaces within the double garage, as well as an additional dedicated parking bay, offering ample room for residents and visitors alike.

The beautifully landscaped gardens are designed for both relaxation and entertaining. A private swimming pool with a sun terrace and seating areas forms the centrepiece of the outdoor space, perfect for summer gatherings. Mature trees, colourful borders, and well-kept lawns create a peaceful, secluded atmosphere, while elevated views stretch across Totnes and the rolling Devon countryside, offering a picturesque backdrop.

VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454

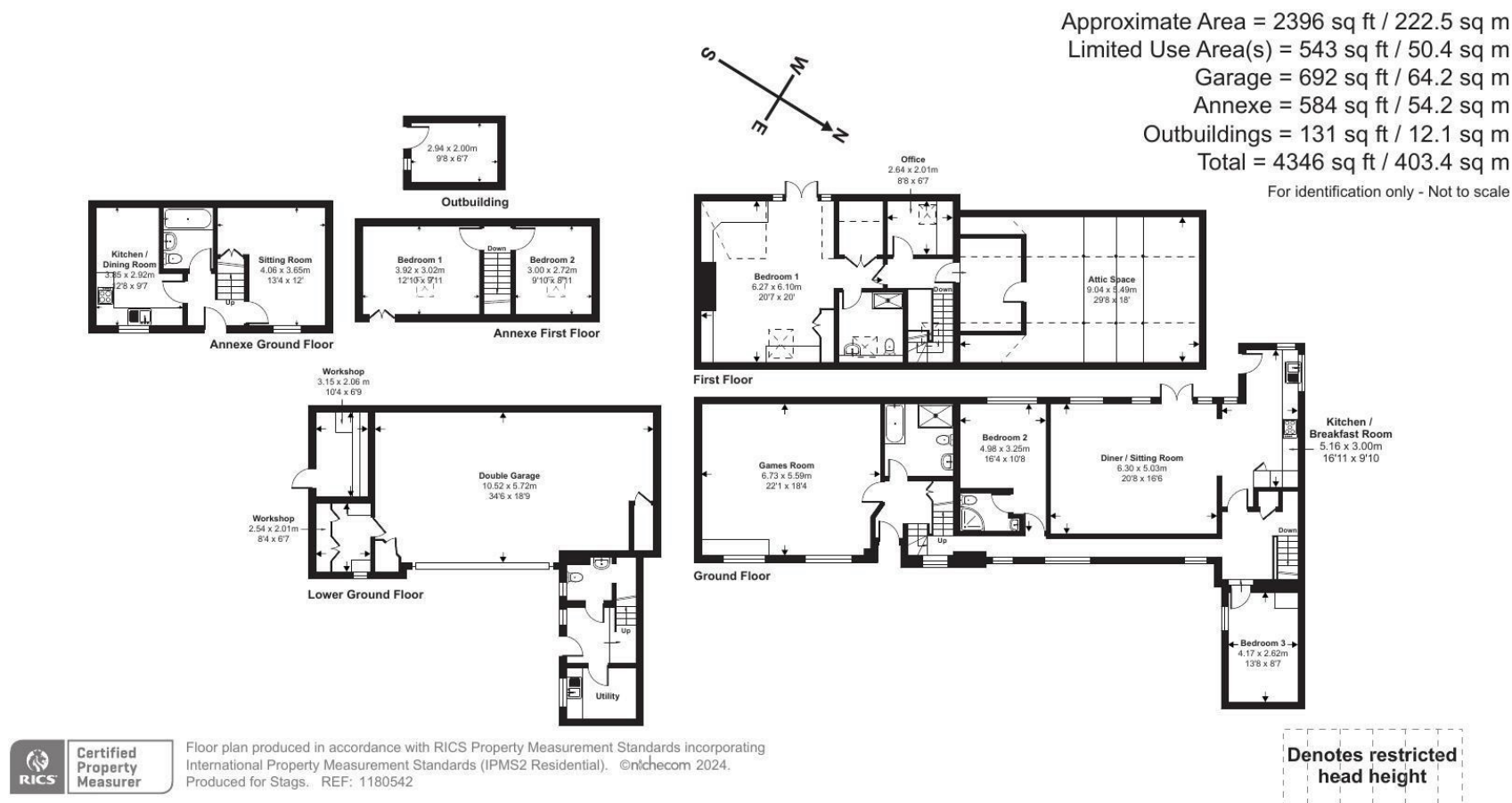
SERVICES

Mains water, electricity, and drainage. Gas-fired central heating. According to Ofcom - Ultrafast broadband available. Limited and likely indoor and outdoor mobile coverage available.

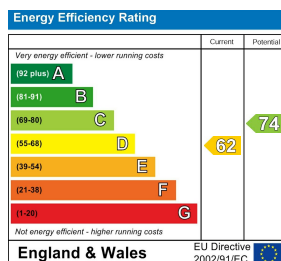
DIRECTIONS

On foot, from our offices on Fore Street, walk up hill under the Eastgate arch on to High Street. At the top of the town this road becomes The Narrows. Bear around the left hand bend and take the second left on to Leechwell Street. Follow this road around a right hand bend up to The Lamb and cross the road on to a continuation of Leechwell Street. Shortly after The arch into 1 Leechwell mews can be found on your right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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