



LARK RISE

Harberton, Devon



A DELIGHTFUL PROPERTY IN THE HEART OF ONE OF THE SOUTH HAMS' MOST POPULAR VILLAGES, WITH TWO BEDROOM HOUSE, SELF-CONTAINED ANNEXE AND LOVELY GARDENS

Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting/dining room | Kitchen/breakfast room | Shower room

First Floor: Two bedrooms | Bathroom

Annexe: Kitchen/dining/sitting room | Bedroom | Shower room

Outside: Outbuilding with treatment room/office | utility room and garden store | Summer house | Gardens and parking

Distances: Totnes 3 miles, Dartmouth 12 miles, Salcombe 18 miles, Plymouth 23 miles, Exeter 32 miles
(All distances are approximate)

Guide price: £700,000

SITUATION

Harberton is a charming and picturesque village in the South Hams area of South Devon, surrounded by lovely, rolling, countryside, to the south west of Totnes, and centred around the impressive St Andrew's Church, the village hall and popular pub, The Church house Inn, as well as a farm shop selling local produce. There is a playing field, village cricket club and an active community. Nearby Harbertonford has a store and post office, petrol station and primary school.

The historic and vibrant market town of Totnes, beside the River Dart, with its Norman Castle, is well known for its cultural scene, with independent shops, weekly markets and thriving arts community. There is an excellent choice of cafés, pubs, restaurants and specialist food shops and it is well known for its ethical products, wholefoods and fair trade goods.

Schools in the area include Totnes Community College, Torquay boys' and girls' Grammar Schools and private schools with Stover, near Newton Abbot, and a choice in Exeter.

Within easy reach is the historic port of Dartmouth, at the mouth of the River Dart, with its rich maritime heritage and home to Britannia Royal Naval College, and an excellent selection of shops, boutiques, galleries, pubs and restaurants. The town hosts several annual festivals including the Royal Regatta, Food Festival and Music Festival. As a deep water port it attracts boats from all over the world and is considered one of the prettiest in Europe.

The beautiful River Dart is renowned for its wildlife, as well as its excellent facilities for sailing and other water sports and the South Hams is known for its gorgeous rolling countryside dotted with pretty towns and villages and its spectacular coastline with beaches, estuaries, coves and rocky cliffs and providing glorious coastal walking along the South West Coast Path.

To the north is Dartmoor National Park with its stunning scenery and providing many opportunities for walking, riding, fishing etc.





There is train station in Totnes with mainline connections to London (Paddington) via Exeter. There is quick access from Totnes, via the A384, to the A38 dual carriageway to Exeter, where there is access onto the M5 motorway and an airport. From Plymouth there are ferries to France and Spain.

THE PROPERTY

Lark Rise is a detached, essentially stone, L shaped house situated in the heart of the village, within easy walking distance of the popular village pub.

The property consists of a well presented two bedroom main house, with self-contained annexe, built in 2018, adjoining and which can be used as a separate unit suitable for letting, or as part of the house.

Entrance gates through a wall from the road open to a spacious gravel parking area, for 3-4 cars, in front of the house. To one side of the entrance hall is the large sitting/dining room with exposed ash boarded flooring, fireplace with wood burner and French doors to the terrace and gardens. On the opposite side of the hall is the fitted kitchen/breakfast room. A door leads into a lobby connecting to the annexe and a shower room and the stairs rise to the first floor with two bedrooms, also with exposed ash boarded flooring, and a bathroom.

French doors from the sitting/dining room open to a paved terrace and, on the opposite side of the gravel parking, suitable for 3-4 cars, and turning area, is the level, lawned, garden with ornamental shrubs and trees including copper beech, horse chestnut and fruit trees, as well as a summer house.

In the annexe is an open plan kitchen/dining room/sitting room, with fitted kitchen, as well as a bedroom and shower room. This can provide useful income potential or equally serve as a comfortable guest/granny annexe etc.



Annexe



Annexe



Annexe



Annexe

To the rear of the house is a further enclosed, walled, garden area incorporating a terrace area, fruit cage and vegetable garden, lawned area with African bean tree, wooden garden shed and a stone outbuilding incorporating a utility room, treatment room/office and a garden store.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. LPG gas heating

Local Authority: South Hams District Council

EPC: E

Council Tax: Main House Band D, Annexe A

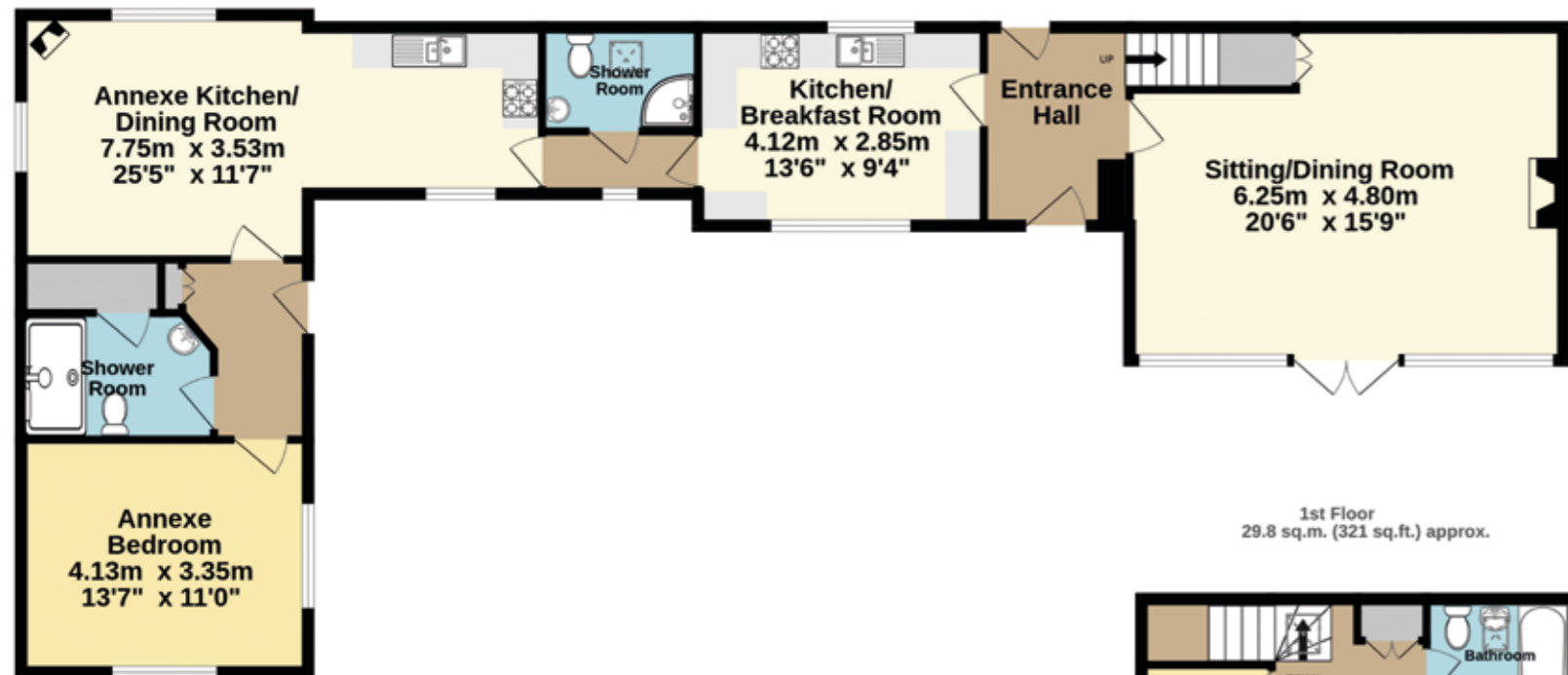
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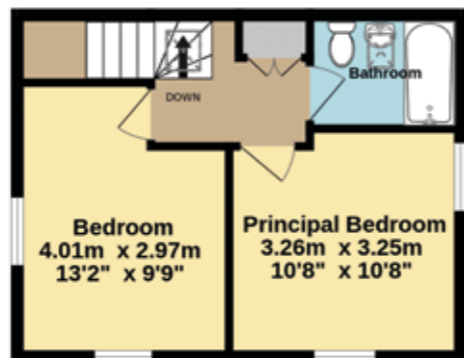




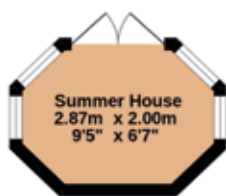
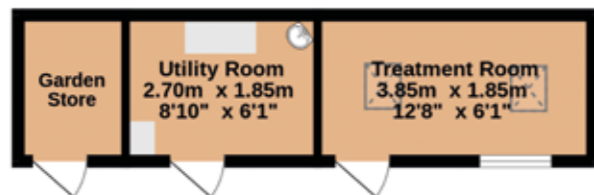
Ground Floor
99.4 sq.m. (1070 sq.ft.) approx.



1st Floor
29.8 sq.m. (321 sq.ft.) approx.



Outbuildings
21.6 sq.m. (233 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Area
150.9 sq.m. (1624 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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