



Luscombe Maye

Since 1873

# Harberton, Totnes

Guide Price £380,000

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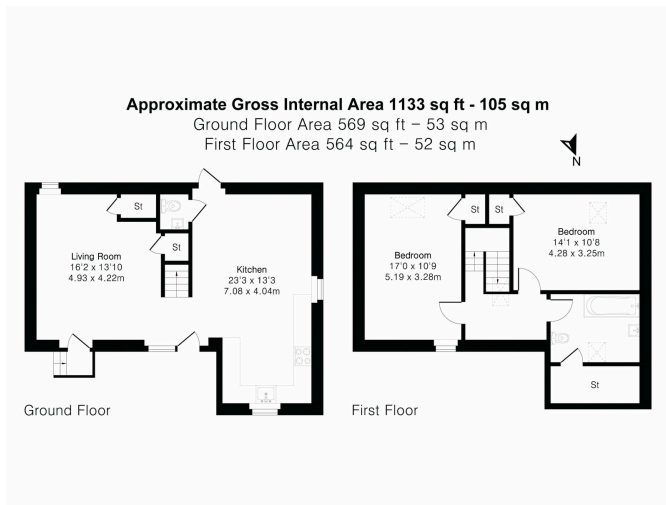


## DESCRIPTION

Luscombe Maye are delighted to present this enchanting two-bedroom converted barn, set on the edge of Harberton village and embraced by peaceful woodland. Hidden from the sights and sounds of modern life, this semi-detached home offers a rare opportunity to enjoy countryside living in a truly tranquil setting. Offered for sale for the first time since its 2004 renovation and with no onward chain, the property blends character and comfort throughout. The accommodation includes two double bedrooms, a charming front courtyard garden, and off-road parking, making it ideal as a main residence or rural retreat. A lawned courtyard to the front provides a delightful spot for morning coffee, with a pathway leading into a spacious open-plan living area. Inside, exposed beams and a centrally positioned wood-burning stove create warmth and character, while the generous kitchen and dining space offers ample worktop and storage, perfect for both everyday living and entertaining. A downstairs WC and an external door opening onto woodland views complete the ground floor. Upstairs, two double bedrooms with vaulted ceilings and built-in wardrobes offer light and space, while the family bathroom is fitted with a bath and shower over, hand basin, and WC. To the rear, the property benefits from access rights to adjoining woodland which, as the seasons change, becomes carpeted with primroses, daffodils, and bluebells, a beautiful natural backdrop that enhances the home's sense of magic and rural charm.

**DIRECTIONS** From Harberton village, go out the other side, uphill for a while, downhill for a while, over a small stone bridge and then uphill again. The first crossroads after the small stone bridge is called Eastleigh Cross (the name is on the post, but it might not be easily visible at certain times of year). Turn left here. The barns are about 300 yards from this crossroads, the third entrance / opening on the right. First you'll pass the entrance to Homeleigh Cottages, then High & Thatch Barn. Take the next entrance on the right which will take you between 'Overleigh' stone pillars into a gravelled courtyard with a large white farmhouse directly opposite you. Park just inside the stone pillars, the main courtyard is pedestrian only.





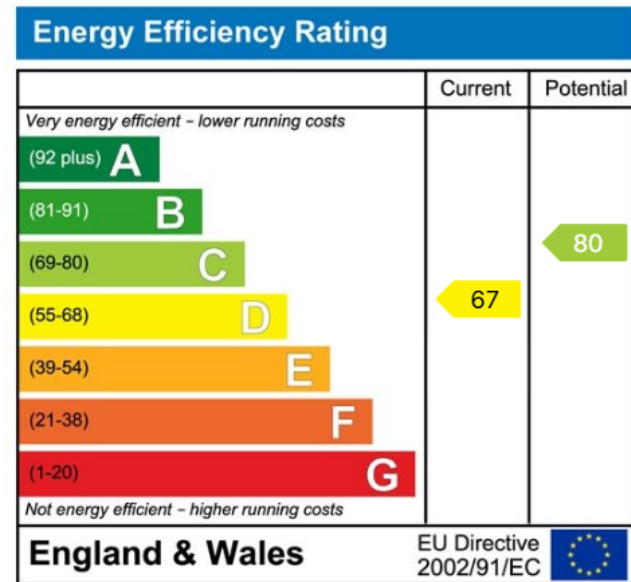
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



- Semi-Detached Barn Conversion
- Woodland Surround
- Grade II Listed
- Countryside Views
- 105sqm Footprint
- Recently Redecorated
- Beautiful Pedestrian Courtyard
- Approximately 4miles from Totnes Town



Use the QR code for further "Material Information" about this home



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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