

# LITTLEWELL, HIGHER VELWELL BARN



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## LITTLEWELL, HIGHER VELWELL

---

Offered to the market with no onward chain a semi-detached barn conversion, converted in 1985 with a major internal update in 2005 to provide new flooring throughout, layout changes, new heating and lighting systems. The property offers two bedrooms, parking for two cars, carport, low maintenance courtyard and wonderful countryside views.

To the front of the property is a carport and parking for two cars leading to the entrance door which opens into a spacious porch with sliding doors giving access to the garden and a door opening through to the hallway. There is a large open plan kitchen/sitting room with ample room for a dining table and chairs. The sitting area has a stone fireplace and log burner with a stable door on one side giving access to the garden, and double doors to the other side opening out to a decked terrace enjoying uninterrupted countryside views. Two bedrooms and a family bathroom complete the accommodation.

The garden is laid to patio for low maintenance and is bounded by a stone wall ensuring privacy.

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





## KEY FEATURES

---

- NO CHAIN
- Beautiful countryside views
- Semi-detached barn conversion
- Parking for 2 cars and a carport
- Open plan living space
- 2 bedrooms
- Low maintenance outside space





# PROPERTY DETAILS

---

## Property Address

Littlewell, Higher Velwell Barns, Dartington, Totnes, TQ9 6AD

## Mileages

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

## Services

Mains electric. Private spring fed water supply. Drainage via septic tank. Oil fired central heating.

## EPC Rating

Current: tbc, Potential: tbc

## Council Tax Band

Band D

## 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

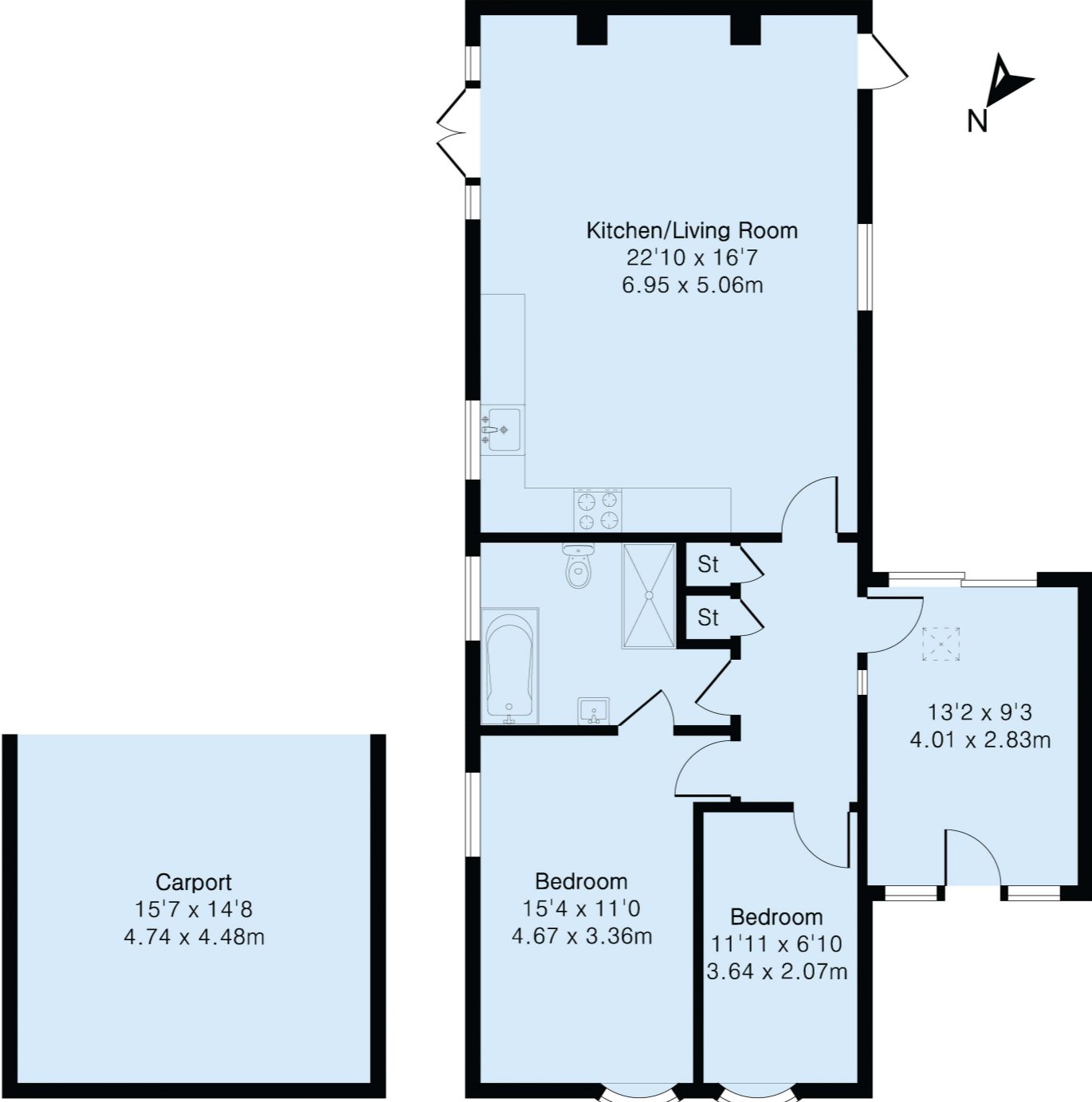
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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 912 sq ft - 85 sq m



Ground Floor



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Totnes Office

01803 847979 | [totnes@marchandpetit.co.uk](mailto:totnes@marchandpetit.co.uk)

Waterside House, The Plains, Totnes, Devon, TQ9 5YS

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590