







A beautiful two bedroom barn conversion with superb countryside views, outbuildings and set within 3 acres in an tranquil South Hams location surrounded by countryside and close to the nearby village amenities.

- **Two-Bedroom Barn Conversion**
- **Beautifully Presented Throughout**
- **Approximately 3 Acres**
- **Stables & Workshop**
- **Planning Permission for Annexe**
- **Wildlife Pond**
- **Paddock Field**
- **Walking Distance to Village**
- **Tranquil Location**
- **Air Source Heat Pump & Biodigester**

Hazelnut Barn

Hazelnut Barn, Broadhempston, Totnes, TQ9 6BT

Luscombe Maye are delighted to bring to market this attractive two-bedroom barn conversion, set within approximately 3 acres in a peaceful rural setting.

The property enjoys paddocks, gardens, a wildlife pond, stables and versatile outbuildings, together with planning permission for an annexe offering excellent potential for additional accommodation.

The accommodation comprises a spacious kitchen/dining room, comfortable sitting room, utility room and WC. Upstairs are two light-filled bedrooms with vaulted ceilings, both benefiting from ensuite facilities, while the landing provides a useful study or hobby area.

The extensive outbuildings include two stables, a mare and foal box, workshop and covered seating area. Part of the barn has planning permission for conversion to a self-contained annexe, with works already underway including insulation, blockwork and reinforced roof timbers.

The grounds extend to approximately 3 acres, incorporating productive gardens, paddocks, a nature walk and a substantial wildlife pond. Despite its tranquil setting, the property is within walking distance of Broadhempston's village amenities.

A unique lifestyle property offering space, flexibility and future potential in a sought-after rural location.



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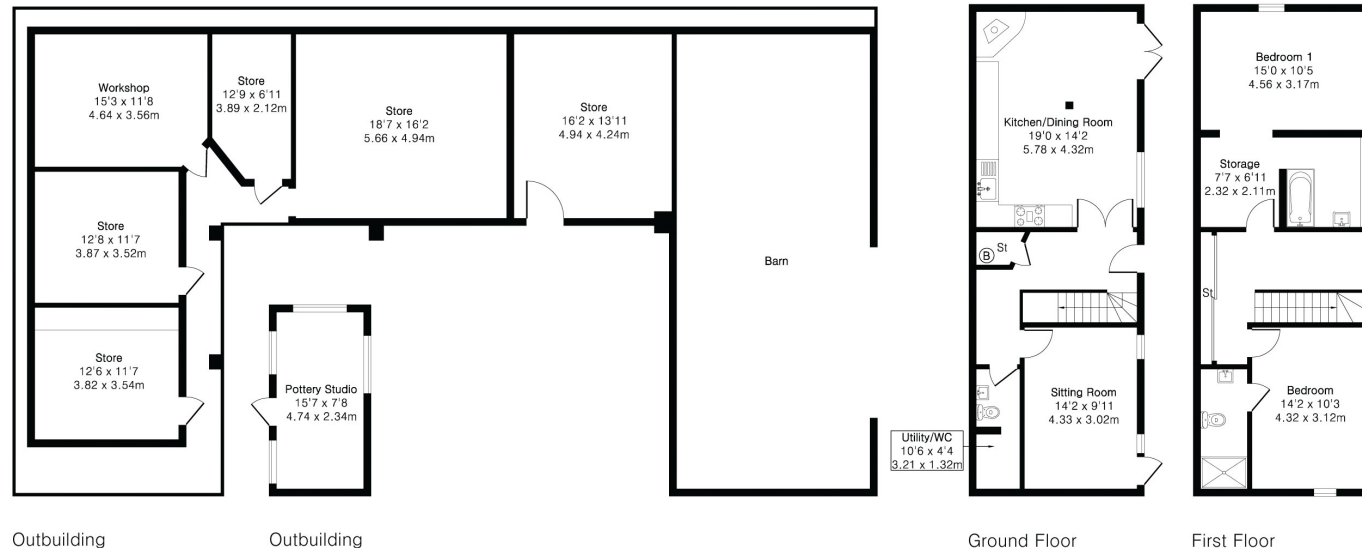


**Approximate Gross Internal Area 1215 sq ft - 113 sq m
(Excluding Outbuilding)**

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 620 sq ft – 58 sq m

Outbuilding Area 1229 sq ft – 114 sq m



SERVICES

Mains electric, water. Private drainage, Air Source Heat Pump

COUNCIL TAX

D

TENURE

Freehold

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01803 869920

DIRECTIONS

What3Words - deciding.strutting.dating

From Broadhempston Village Shop follow the lane East towards Denbury. Follow the lane until you reach Hazelnut Barn on your right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		107
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		