



Luscombe Maye

Since 1873

**Broadhempston, Totnes**

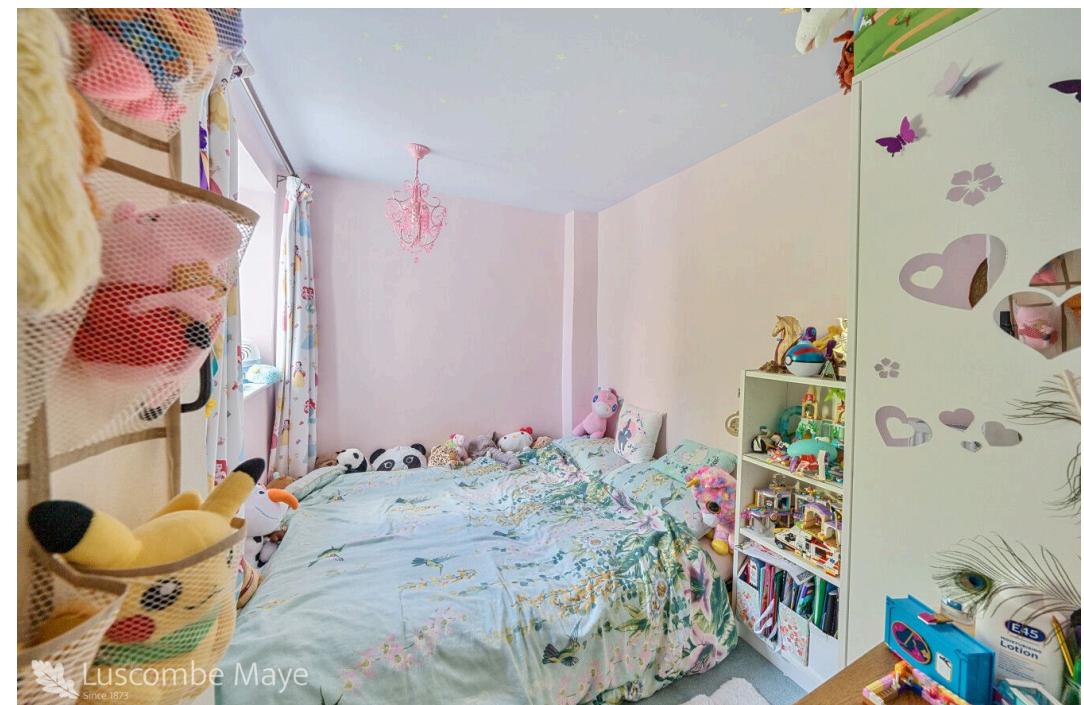
Guide Price £370,000

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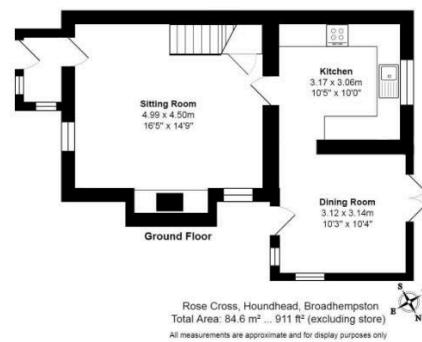
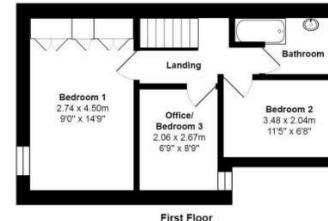


## DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully restored period end-terrace cottage, blending timeless charm with contemporary comfort, set on the edge of the highly desirable village of Broadhempston. Stepping into the property, the bright dual-aspect living room features underfloor heating beneath oak flooring, a striking feature wall, and a traditional fireplace with a wood-burning stove, creating a warm and welcoming retreat. A separate dining room, perfect for family gatherings or entertaining, opens through French doors onto the garden, while the stylish and functional kitchen is fitted with a new Bosch self-cleaning oven and induction hob. Upstairs, three well-proportioned bedrooms provide peaceful spaces to relax, with the rear rooms enjoying far-reaching countryside views. The family bathroom is beautifully finished, further enhancing the comfort of this home. Over the past four years, both the interior and exterior have undergone a meticulous renovation. The craftsmanship reflects a deep respect for the building's heritage, lime-rendered walls, breathable Farrow & Ball paints, bespoke light switches, and elegant fittings add a refined touch throughout. Externally, the roof, chimney, and walls have been overhauled, while inside, a brand-new heating system powered by an efficient air source heat pump ensures year-round comfort. The system is cleverly hidden from view and supports underfloor heating, smart thermostats, and controls, all easily managed remotely via smart home technology. The property also benefits from high-speed fibre broadband, smart lighting, CCTV, smart doorbell, and carbon monoxide/smoke detectors. Further enhancing comfort and efficiency, the home features upgraded insulation, a positive pressure air system, and continuous ventilation, keeping it dry and temperate across all seasons. Outside, a generous driveway adjacent to the property offers off-road parking for multiple vehicles, and a charming stone outbuilding provides additional storage. To the rear, a private garden opens onto adjacent fields, offering an open, peaceful outlook, ideal for relaxing evenings or entertaining guests in a picturesque setting.



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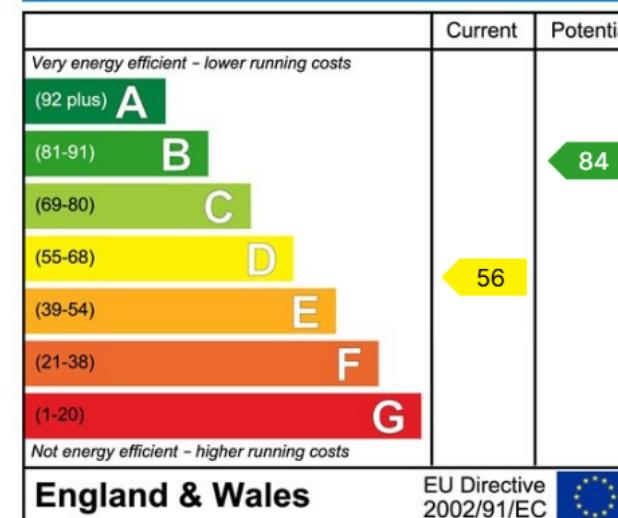
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Use the QR code for further "Material Information" about this home

- No Forward Chain
- Three Bedrooms
- Enclosed Rear Garden
- Air Source Heat Pump
- Modern Features
- Charming End-Terrace Cottage
- Ample Parking
- Recently Renovated Throughout
- Highly Sought After Position

### Energy Efficiency Rating



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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