



Luscombe Maye

Since 1873

Warland, Totnes

Guide Price £550,000

3 2 2



DESCRIPTION

Luscombe Maye are delighted to bring to market this wonderfully unique period property set in the heart of Totnes filled with a wealth of original features preserved across centuries of history this property has obtained.

Entering the beautiful stone doorway, you are welcomed into a spacious entrance hall splitting off into both the large kitchen/ dining area and lounge area. The kitchen features a beautiful original wood cabinetry, providing excellent storage and surface space, while the wood burner creates a warm, welcoming atmosphere ideal for families and entertaining. Opposite leading on from the hallway, the cosy lounge area is also fitted with a second wood burner making it snug but light area, while being complimented by the the characterful flag stone flooring. To the rear of the property, a bright conservatory provide an additional living space with direct access to the garden. The downstairs also benefits from a downstairs WC and a versatile room offering opportunity for a convenient office or utility space.

Ascending the bespoke oak stairs situated in the heart of the property, the first floor is fitted with three generously sized double bedrooms each benefitting from natural light through the authentic wooden-framed windows. To complete the first floor there is a characterful family bathroom, fitted with a stand-alone bath with shower over, WC and double sinks.

Outside the back of the property there is a walled garden boarded by mature shrubs creating a peaceful and private space. A gate provide access to the car park at the back of the property, with the opportunity to acquire a residential parking space.

DIRECTIONS

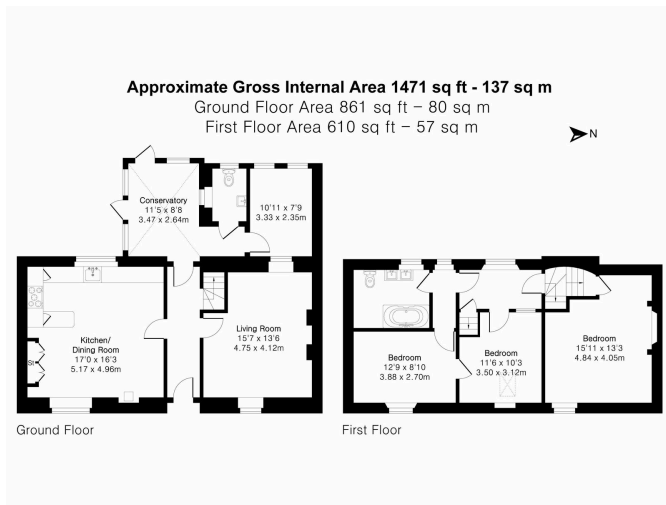
What3Words - [detection.averages.punctual](#)



Luscombe Maye
Since 1873



Luscombe Maye
Since 1873



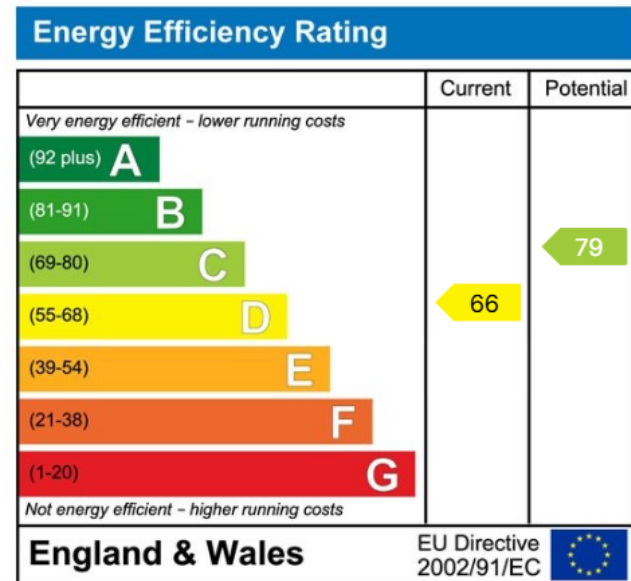
PINK PLAN

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.



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

- Period Property
- In The Heart of Totnes
- Wood Burner
- Characterful Features Throughout
- Three Double Bedrooms
- Grade 2* Listed
- Residents Parking Nearby



Totnes:
 59 Fore Street, Totnes TQ9 5NJ
 01803 869920
 totnes@luscombemaye.com
 www.luscombemaye.com

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.