



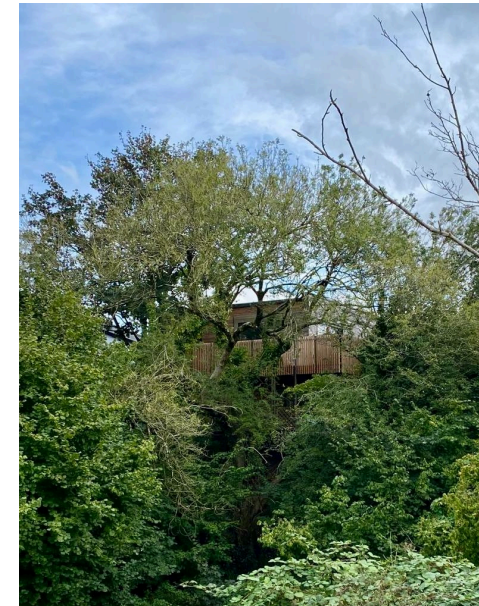
Luscombe Maye

Since 1873

Greenflow, Christina Park, Totnes

Guide Price £595,000

3 2 1



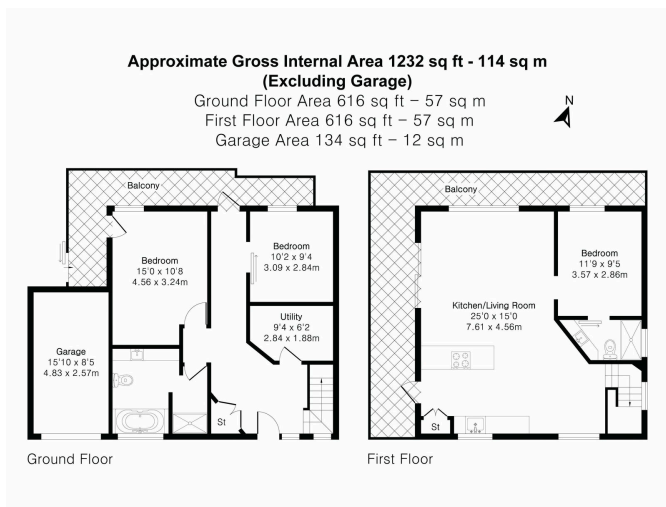
DESCRIPTION Constructed to an exacting specification that surpasses standard building regulations, the house has been designed to maximise energy efficiency and solar gain. Its airtight construction and triple glazing significantly reduce energy consumption and running costs. Alongside its eco-credentials, the property features striking architectural design, both inside and out, making it truly distinctive. For three years, the house has been showcased in the Eco-Homes exhibition organised by Transition Town Totnes. Set in a peaceful location, the façade opens onto a cul-de-sac, with the rear overlooking the well-known green belt known as the 'Chicken Run'. Countryside walks, playgrounds, a convenience shop, and free on-street parking are all nearby. A spacious entrance hall leads to two well proportioned double bedrooms, both filled with natural light and overlooking the surrounding greenery. A lower balcony, accessible from the principal bedroom, wraps around the ground floor and provides direct access to the forest garden and stream. The bedrooms are served by a contemporary family bathroom finished in micro-cement, featuring a walk-in shower, freestanding bath, and ample counter space. Additional storage is provided by understairs cupboards and a well-planned utility room. A distinctive cork-clad staircase rises to an open-plan living, dining, and kitchen area. Large triple-glazed windows open onto the wrap-around balcony, creating a seamless connection between indoors and out. A thoughtfully designed built-in window seat provides an inviting spot to relax and enjoy treetop views. The design-led kitchen features bamboo-fronted cabinetry, intelligently maximised storage, and a generous micro-cement breakfast bar, combining functional workspace with a striking focal point for dining and entertaining. A versatile office or music space at the top of the stairs benefits from abundant natural light via the stairway's lightwell. The first floor's strategically positioned windows ensure bright, airy spaces throughout the day. Also on this level is an additional bedroom, ideal as a guest room, study, or playroom, complete with a sleek micro-cement en-suite shower room. The wrap-around first-floor deck provides an excellent space for outdoor seating and entertaining, while the ground-floor decked terrace offers additional outdoor space and storage. Steps lead down to the forest garden, where a gently flowing stream, audible from both balconies, enhances the tranquil setting. The property includes an attached garage.



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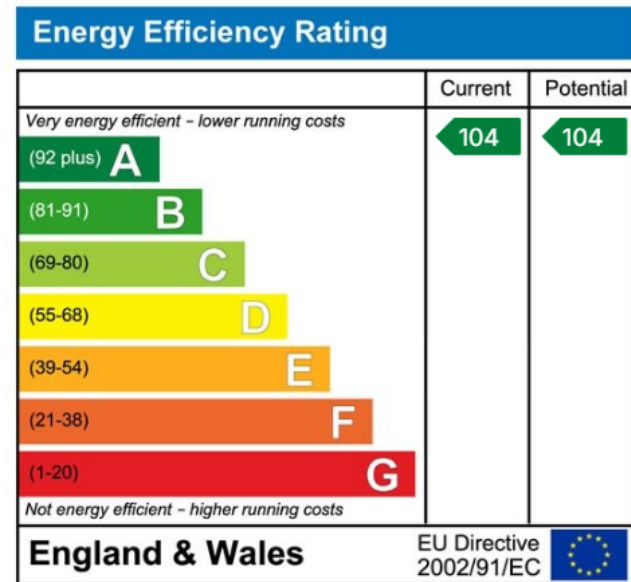
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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



- Built to Passive House Standard
- Participates in Eco Homes Weekend Exhibition
- Self Built Semi-Detached Home
- Three Bedrooms
- Walking Distance Into Totnes Town
- Wrap Around Deck
- Garage
- Open Plan Living
- Utility Room
- Triple Glazing



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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