



Luscombe Maye

Since 1873

# Warland, Totnes

£1,300,000

5 2 1



## DESCRIPTION

An exceptional five-bedroom detached property, once a farmhouse and stables, situated in the heart of Totnes, offering generous and flexible accommodation finished to a high standard throughout.

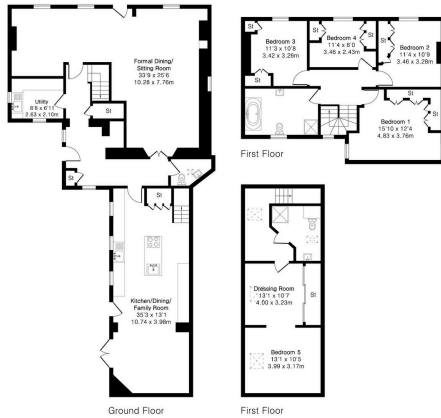
The property seamlessly blends timeless character with modern design, featuring multiple reception rooms, a superb open-plan kitchen/dining/family room, bespoke fitted storage, and five spacious bedrooms including a private guest suite.

Externally, the home enjoys beautifully landscaped gardens, a sun-trap courtyard for entertaining, a level lawn with far-reaching countryside views, and a private driveway with parking for three to four vehicles.

Ideally positioned in the heart of Totnes town, within walking distance of local amenities and countryside walks, this is a substantial and elegant home perfectly suited to modern family living.



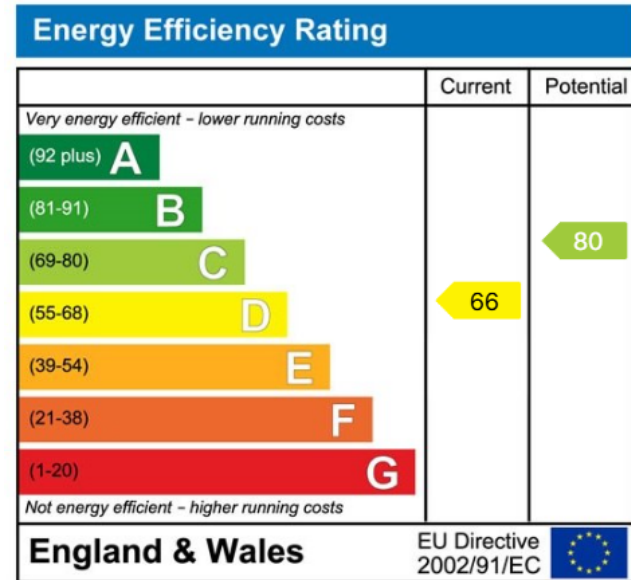
Approximate Gross Internal Area 2573 sq ft - 239 sq m  
 Ground Floor Area 1363 sq ft - 128 sq m  
 First Floor Area 1190 sq ft - 111 sq m



- Situated In The Heart of Totnes Town
- Large Lawn and Resin Garden
- Character Property
- Short Walk To All Local Amenities
- Wood Burner
- Detached Property
- Large Driveway
- Five Bedrooms
- Views of Totnes Town and Surrounding Countryside
- Utility Room



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.



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