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Radfords House, Main Street
Broadhempston, TQ9 6BD

A charming, newly converted Grade II listed cottage in the heart of a popular South Hams village.

Totnes 5 miles A38 5 miles Exeter 25 miles

• Character cottage • Enclosed rear garden • Large kitchen/family room •
Four bedrooms • Two bathrooms • Beautifully appointed • Village location •

Guide price £450,000

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SITUATION

Radfords House is located in the pretty South Hams village of Broadhempston which has a community shop with post office and stores at the heart of the village, primary school, playing fields, Coppa Dolla and the Monks Retreat public houses. It is a pleasant country village situated approximately 5 miles from Totnes and 5 miles from Newton Abbot, and conveniently located to the A38 Devon Expressway providing speedy access to the cities of Plymouth and Exeter.

The bustling and thriving Elizabethan market town of Totnes retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. There are mainline railway stations both at Newton Abbot and Totnes with a link to London Paddington.

DESCRIPTION

Radfords is a development of just three residential properties which have been exceptionally well modernised by the developers at Moorhaven and offer the opportunity to purchase a highly desirable Grade II listed property in a very sought after village. Each of the three properties are different, yet all retaining the historic feel and quality of the 18th century (?) listed property.

All three have designated parking and small garden areas and will undoubtedly appeal to families, re-locators, retirement purchasers and as potential for holiday homes too.

GROUND FLOOR ACCOMMODATION

Radfords House is the major part of the former farmhouse which now offers the purchaser the opportunity of enjoying the large kitchen/family room and sitting room. With four bedrooms and two bathrooms, the house is certainly well catered for family living.

Accessed over a partially original brick path with cobbles to the front through a unique stable style door into lobby area. Door to boiler room with Worcester oil fired boiler. Step up and door to utility with space and plumbing for washing machine and tumble dryer. Cloakroom.

Short flight of steps lead to the open plan kitchen area, fully fitted kitchen with mixture of granite and oak worktops with a large island area incorporating one and a half bowl stainless steel sink with hot water tap and integrated Indesit washing machine. Two stool breakfast area. Fully fitted kitchen has a Beko single electric oven and New World 4-ring induction hob with extractor hood over. Reconditioned electric Aga with storage either side. Former fireplace with chimney. Opening through to dining room/sitting room with wood panelled walls and original



storage cupboards to one side of the exposed stone fireplace and stone hearth and woodburning stove.

Door to drawing room with large stone fireplace and oak bressumer beam with woodburning stove and door to front partially cobbled and gravelled area.

FIRST FLOOR ACCOMMODATION

Stairs rising to the first floor. Landing providing access to bedroom 4/study with view over the courtyard. Bedroom 3 with recessed space ideally suited to be fitted with a wardrobe. Large sash window to the front.

Bedroom 2 with large sash window to the front and window seat. Ensuite bathroom with bath, quadrant shower enclosure. Step from the landing leads to the master bedroom suite which has a vaulted ceiling and exposed A-frame timber and bedroom area below and steps to potential study area with rear access door via an original flight of stone/slate steps to outside. Two Velux window affording much light to enter the room and could be utilised as an office/artist studio with spacious ensuite bathroom with quadrant shower enclosure and bath.

OUTSIDE

From the sitting room, there is a front door leading over a cobbled area to the village road which presumably was the

original entrance to the house. To the southern elevation is the partially lawned courtyard area which is perfect for sitting out enjoying the afternoon sun. Further lawned area to the side of the property with parking. Partially walled on three sides and has its own designated parking space in the Linhay.

SERVICES

Mains water and drainage, oil fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

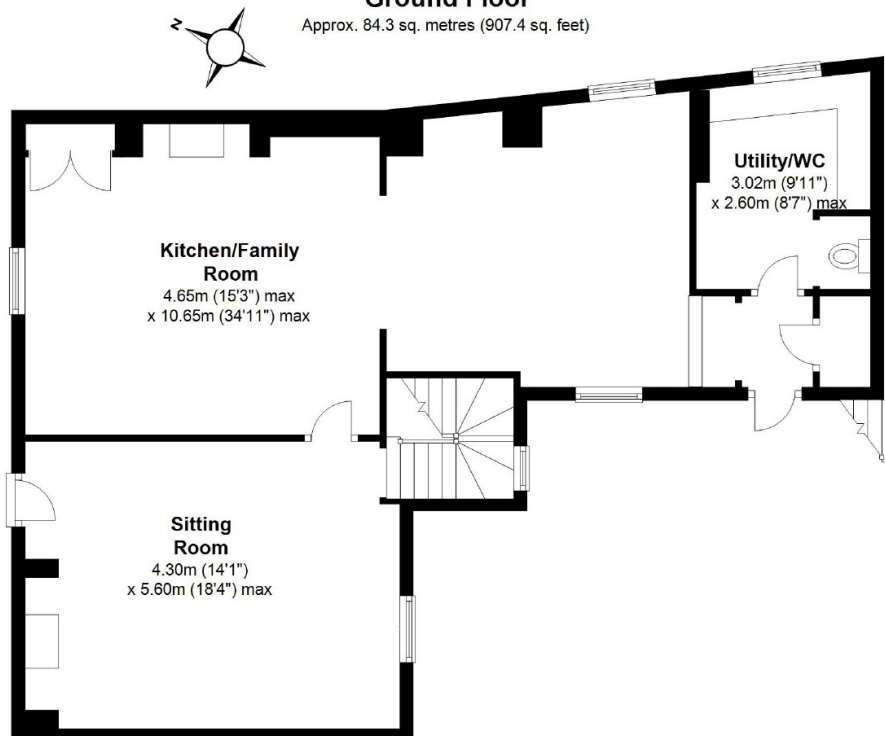
Upon entering Broadhempston from the Totnes direction, turn right at Stoop Cross, Torbryan, towards Ipplepen where the Radfords development is found on the right hand side approximately 400 yds before the Coppia Dolla Public House.



Radfords House, Broadhempston

Ground Floor

Approx. 84.3 sq. metres (907.4 sq. feet)



First Floor

Approx. 80.1 sq. metres (862.0 sq. feet)



Total area: approx. 164.4 sq. metres (1769.4 sq. feet)



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