



STAGS

Conifers

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3 Noland Park, South Brent, TQ10 9DE

Totnes 7.6 miles Plymouth 16.7 miles Exeter 24 miles

- Good size open plan Kitchen/diner
- Two reception rooms
- Four bedrooms (master ensuite)
- 2074 Square Foot
- Annexe potential
- Parking & Garden

Guide price £450,000

SITUATION

The property is situated in a leafy residential area, a short walk away from the centre of South Brent, which lies on the southern edge of Dartmoor National Park within close proximity to the A38 Devon Expressway. This popular village has a wide range of local shops and amenities including a health centre, dental surgery, primary school, three churches and two public houses. Secondary education can be found in the nearby towns of Ivybridge, Totnes and Ashburton.

The medieval market town of Totnes, with its wider range of shops, amenities and a main line rail station, is approximately 8 miles away and the A38 offers fast access to Plymouth and the cathedral city and county town of Exeter, with its international airport.

DESCRIPTION

Conifers offers good size family accommodation over four floors and includes an impressive kitchen/diner on the lower ground floor with front and rear aspect windows. There are four double bedrooms, the master of which has an ensuite shower room and splendid views across to the Moors. The property is set back off the main road in a leafy residential area enjoying village and Moorland views. The accommodation is light and airy with double glazed sash windows, with good ceiling heights and coving as one would expect in a period property.

ACCOMMODATION

Covered verandah area to entrance door, entrance hall with doors off to main sitting room with marble surround fireplace, inset woodburner and slate hearth. This room enjoys gracious floor to ceiling windows with marvellous Moorland views. Double doors opening to covered verandah area.



A period spacious home offering four bedrooms and potential annexe accommodation.





Reception room with rear aspect and good ceiling heights, ornate cast iron fireplace. The kitchen/diner has two chimney breasts, the other with space for Range cooker. Wooden wall and base units and ceiling spotlights. Central island breakfast bar. Space for dishwasher. Solid wooden door leads to utility area with a ground floor WC and door opening out to the gravelled courtyard. Granite steps lead up from the utility to further storage space with wash hand basin and WC and offers an ideal opportunity to create additional annexe accommodation, subject to necessary planning consents.

First floor with ample natural light flooding in from the stairwell window.

Master bedroom with space for wardrobe storage. Double fronted sash windows with splendid views across the village and Moorland. Ensuite with shower, wash hand basin and WC. Bedroom 2 with rear aspect. Family bathroom with P-shaped bath with glass shower enclosure and shower over. Wash hand basin and WC.

Stairs to the third floor with vaulted ceilings. Bedroom 3 with gable end window and Velux rooflight. Ample space for additional storage. Bedroom 4 with gable end window.

OUTSIDE

There is ample parking and stone verandah area. Lawn area with mature shrubs and planting and secluded garden area for alfresco dining.

To the front of the house on the approach, there is a lawn area with rockery, gently sloping down to the lower ground floor.

The property is accessed via a shared driveway leading to its own private drive with parking for four vehicles. There is a lawn area and vegetable growing area, with secluded gravelled alfresco dining with views across the Moors.

LOCAL AUTHORITY

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

SERVICES

Mains electricity, water, drainage and gas.

VIEWING

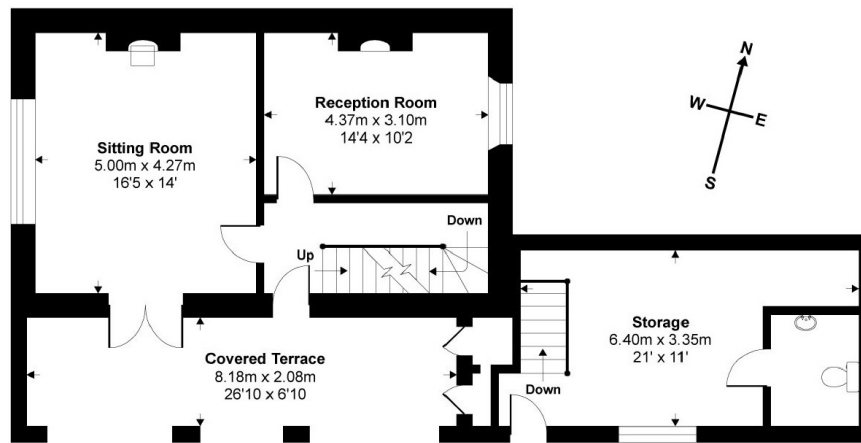
Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

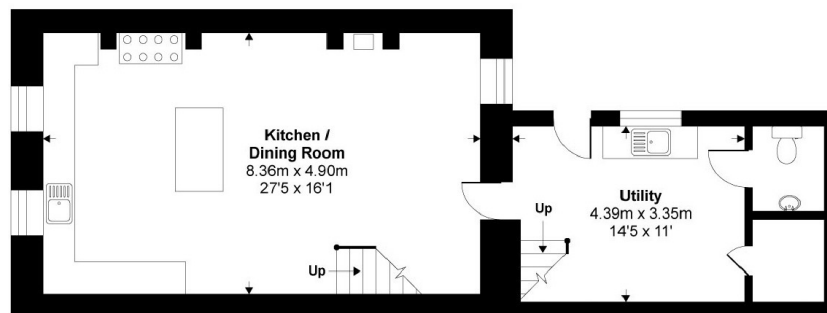
From Totnes proceed along Station Road heading towards Dartington. At the roundabout proceed towards South Brent on the A385. At the next roundabout take the third exit over the A38. At the next roundabout take the first exit signed South Brent. On entering South Brent, continue straight over another roundabout then take the first left in to Noland Park. (the entrance is quite well concealed) continue in and up to the left where 3 Noland Park is at the top to the right.



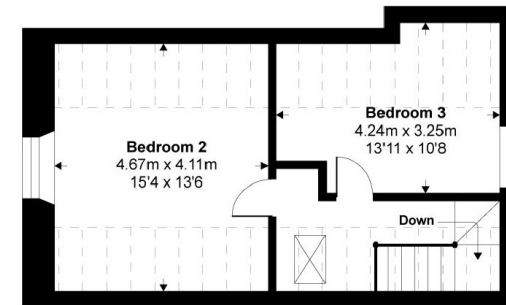
Approx. Gross Internal Floor Area
192.7 Sq Metres 2074 Sq Ft (Excludes Restricted Head Height)



Ground Floor

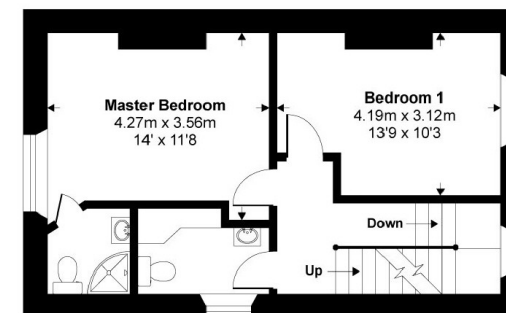


Lower Ground Floor



Second Floor

Denotes restricted head height



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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