

THATCH BARN TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

THATCH BARN

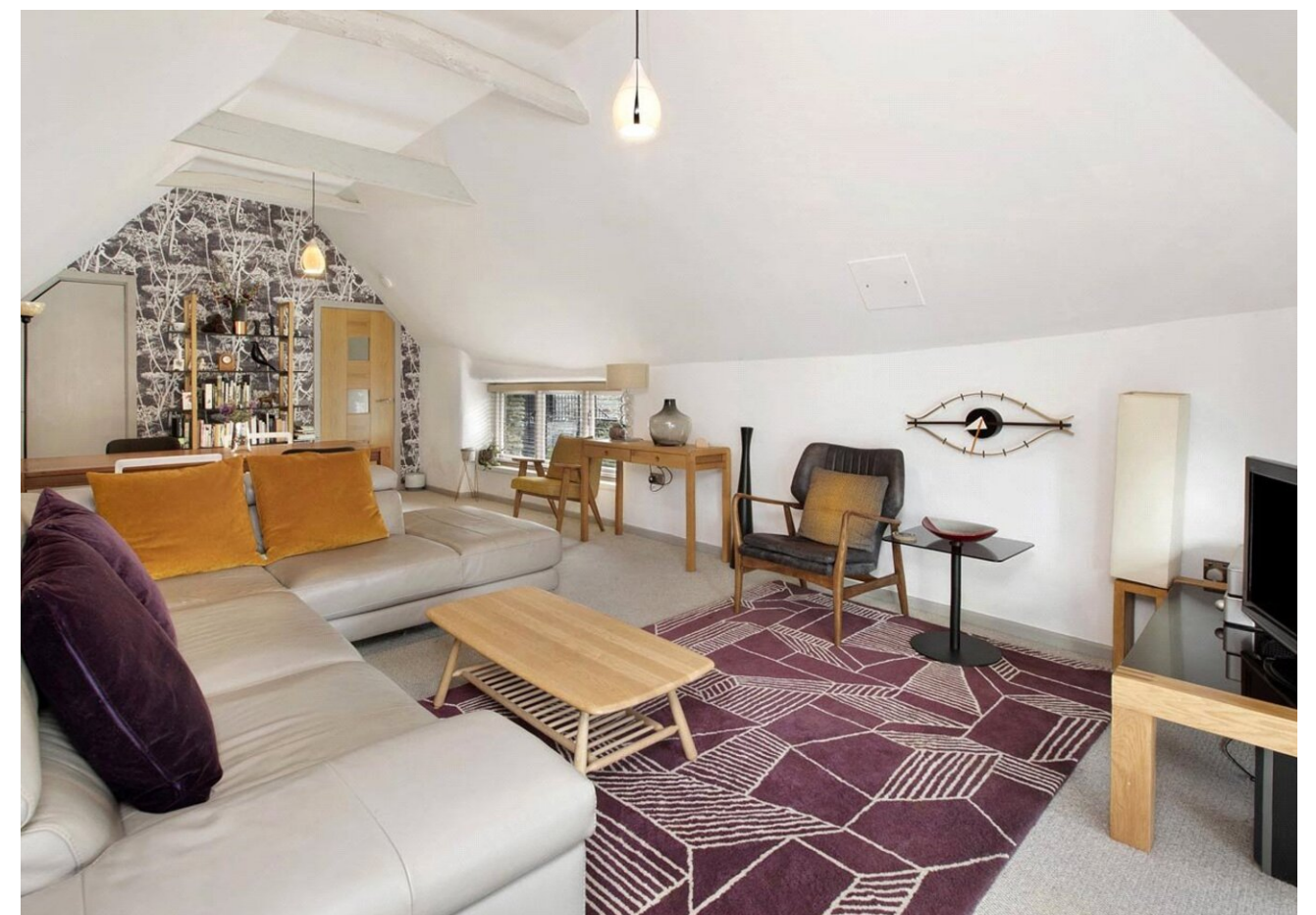
Situated in the popular village of Harberton, just four miles from Totnes Town, a Grade II listed thatched cottage providing well-presented reverse level living accommodation with pretty garden and use of parking for 2 cars.

Upon entering into the entrance vestibule, stairs rise to the main entrance and the upper floor, which comprises a kitchen/breakfast room which has fitted bespoke units. The large sitting room is dual aspect overlooking the garden and has a high vaulted ceiling. A cloakroom completes the first floor. Stairs lead down to the ground floor where there are three bedrooms and a modern family bathroom. There is access to the garden from one of the bedrooms and from the hallway.

Outside the beautiful enclosed garden is south-facing and has an abundance of colour from the well-maintained planting. There are Devon Blue slate terrace and a raised deck providing the perfect space for dining. In all the garden is low maintenance and provides privacy.

To the front of the property is a parking area, which the property has a right to park.

Harberton village is within a short distance of Totnes market town, the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty, with Dartmoor National Park to the north and stunning beaches and coastline ten miles to the south. Harberton village has a strong community, which centres around the parish hall, St Andrews Church and the well-regarded Church House Inn. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is easy access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.



PROPERTY DETAILS

Property Address

Thatch Barn, Harberton, Totnes, Devon, TQ9 7SS

Mileages

Totnes 3 miles Exeter 29 miles
Plymouth 22 miles (approximately)

Services

Mains electric and water. Shared drainage via treatment tank between 5 properties. LPG gas heating.

EPC Rating

Current: 52, Potential: 62

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Lovely village location
- Grade II listed thatched cottage
- Reverse level
- 3 bedrooms
- Pretty south-facing private garden
- Parking for 2 cars

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

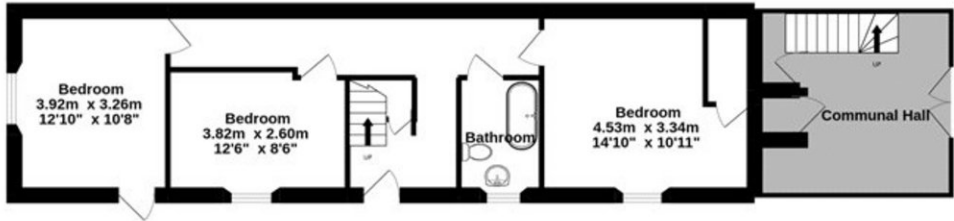
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN

Ground Floor
61.6 sq.m. (663 sq.ft.) approx.



1st Floor
79.0 sq.m. (850 sq.ft.) approx.



TOTAL FLOOR AREA : 140.6 sq.m. (1513 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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