

# THE CHAPEL HARBERTONFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







# THE CHAPEL

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A beautifully presented Grade II listed former Chapel located in the village of Harbertonford and close to local amenities.

An entrance halls leads through to the open plan sitting room / kitchen, bedroom and rear garden. The living area has double glazed Gothic arched windows, wood burning stove and exposed floorboards. The kitchen is fitted with a range of custom built base units with Belfast sink and gas fired Aga for cooking. Under the open staircase a cupboard houses the wall mounted gas fired central heating boiler and washing machine. The bedroom, which was the former Sunday School room and still has the original door, benefits from built in storage, feature fireplace and window overlooking the garden. The bathroom is fitted with panelled bath, thermostatically controlled shower, pedestal wash hand basin and WC. From the living area an open plan staircase rises to the mezzanine with circular feature window and external door opening to the stone steps that lead to the rear garden. A door from the mezzanine opens into the recently fitted shower room. A further open plan staircase rises from the mezzanine to a spacious loft area with two velux windows.

Outside of the property the garden wraps around the rear and the side of the property and consists of a lawned sitting area, a pond and areas stocked with a variety of plants, trees, shrubs and old gravestones. There is off road parking for two vehicles.

The pretty village of Harbertonford boasts a primary school, public house, church, village hall, an excellent village store/post office and a petrol station. The village sits alongside the River Harbourne and is about three miles to the south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. For those who like a round of golf, Dartmouth Golf and Country Club, Thurlestone and Dainton courses are all within striking distance. The surrounding countryside is of outstanding natural beauty with wonderful coastal and countryside walks. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.







## KEY FEATURES

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- Grade II listed former chapel
- Character features
- 2 bedrooms, 2 bathrooms
- Open plan kitchen/living room
- Garden to the rear and side
- Off-road parking for 2 cars









# PROPERTY DETAILS

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## Property Address

The Chapel, Harbertonford, Totnes, Devon

## Mileages

Totnes 3 miles Exeter 30 miles Plymouth 23 miles (approximately)

## Services

Mains water and electric. Mains gas central heating. Drainage via septic tank.

## EPC Rating

Current: 39, Potential: 99

## Council Tax Band

B

## Tenure

Freehold

## Authority

South Hams District Council

## 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.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

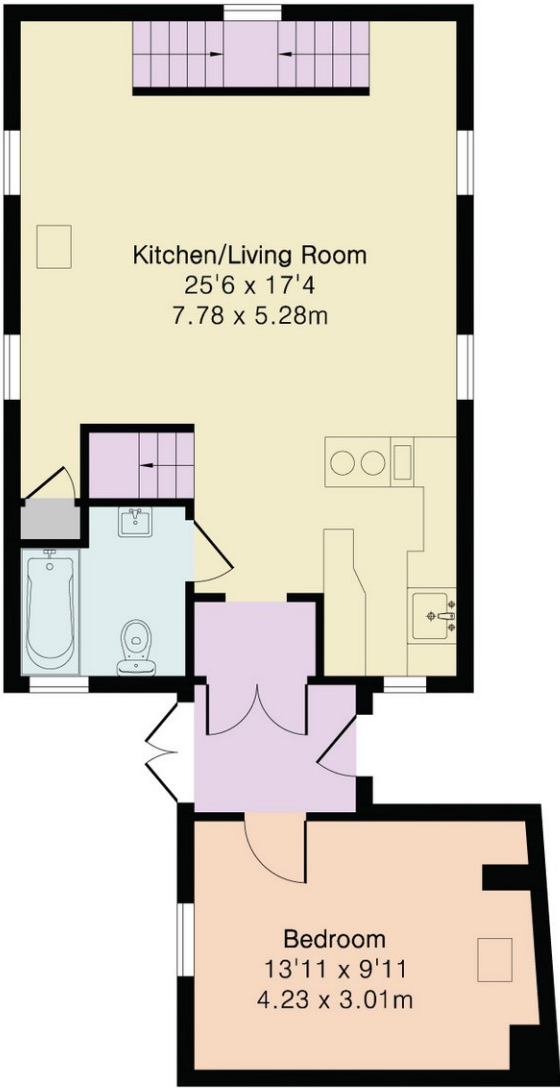


# FLOOR PLAN

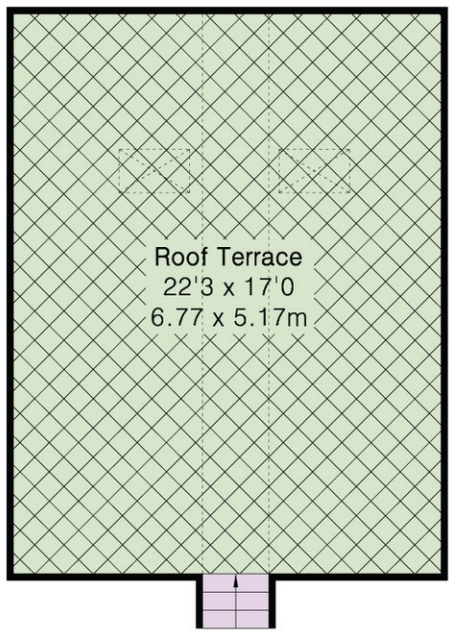
**Approximate Gross Internal Area 782 sq ft - 73 sq m**

Ground Floor Area 620 sq ft – 58 sq m

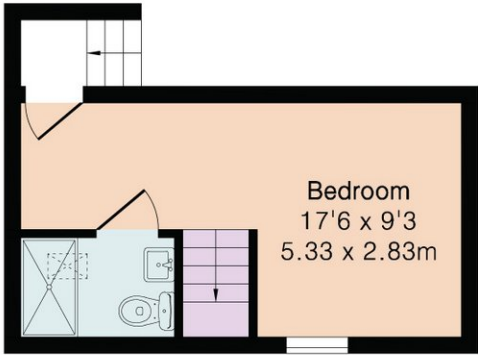
First Floor Area 162 sq ft – 15 sq m



Ground Floor



Roof Terrace



First Floor





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