

2 HILLSIDE COTTAGES BROADHEMPSTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 HILLSIDE COTTAGES

This newly renovated Devon 'Long House' sits in the heart of one of the areas most sought after villages, Broadhempston. The house has a large, light open plan kitchen & dining room with folding aluminium doors leading out to a wooden deck, four/five double bedrooms, a separate office, and two bathrooms.

The home has been fully insulated, extensively damp proofed, and was completely rewired in 2024 including a newly fitted electric heating system and boiler. The house is fitted with three phase power and has the option to install a device for electric car charging.

The kitchen is fitted with custom cabinetry by Holte Studio, counters and sink by Fenix, boiling / filtered tap, and Bosch Series 4 appliances.

Bathrooms are fitted exclusively with Lusso Stone fixtures and finished with Ketley Brick quarry tiles. The family bathroom has a large washer/dryer fitted in the airing cupboard.

Other features include new oak door and oak floors throughout downstairs and cork floors upstairs.

The south-facing mature raised garden has a new (2024) large deck, grassy area, outdoor shed and greenhouse. There is an adjoining walled garden and barn to the front of the house too.

The property also benefits from parking for 2 cars.

The property is located in the heart of the village of Broadhempston, which has a village hall, community shop with post office, primary school, playing fields, church and two well-regarded public houses.

The towns of Totnes and Ashburton are situated a short distance away respectively, both Towns host a range of leisure and recreational facilities including bustling high streets. There is a range of primary and secondary schooling nearby including the highly regarded Torquay boys and girls grammar schools.

Access to both Exeter and Plymouth is achievable via the A38 and both are within an hour's drive; while the railway station in Newton Abbot and Totnes is situated on the London Paddington mainline, accessible within 2.5 hours.





KEY FEATURES

- NO CHAIN
- Village location
- Recently renovated
- Spacious accommodation
- 4/5 bedrooms
- South-facing garden
- Parking for 2 cars





PROPERTY DETAILS

Property Address

2 Hillside Cottages, Broadhempston, Totnes, Devon, TQ9 6BP

Mileages

Totnes 6 miles Exeter 22 miles Plymouth 22 miles (approximately)

Services

Mains electric, water and drainage. Electric heating.

EPC Rating

Current: 52, Potential: 61

Council Tax Band

D

Tenure

Freehold

Authority

Teignbridge 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.

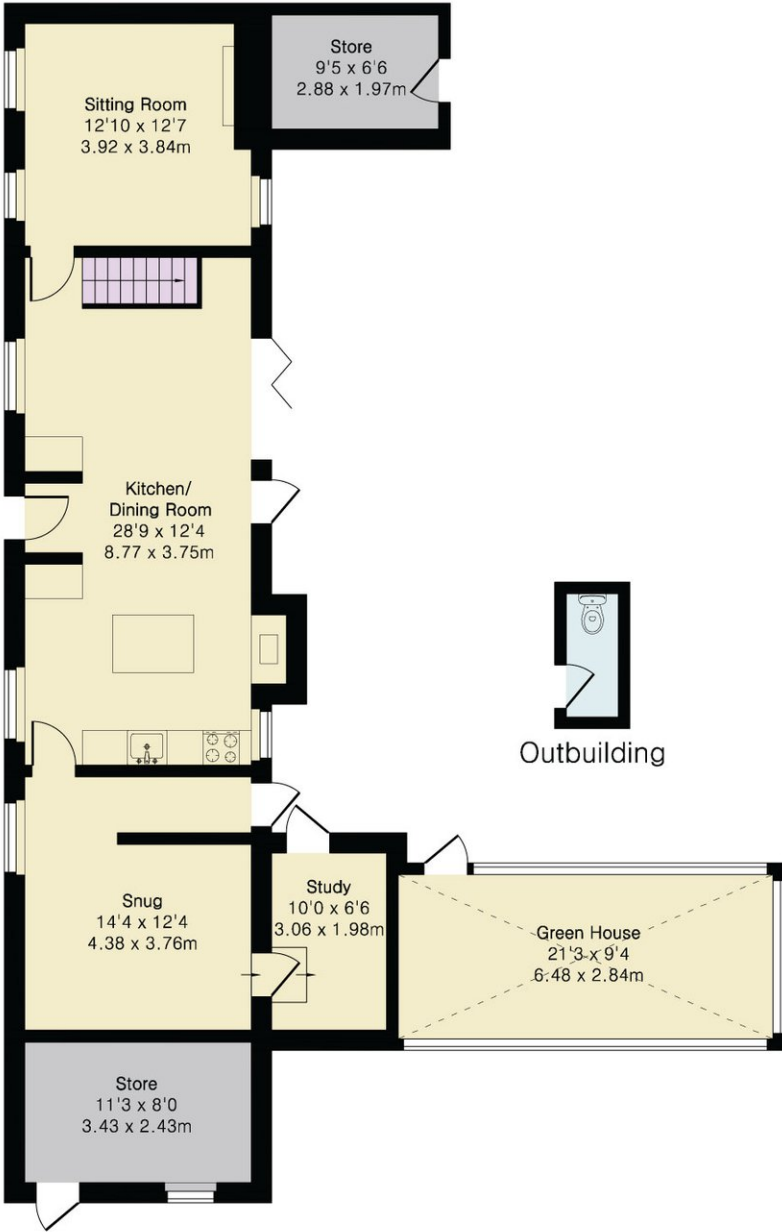


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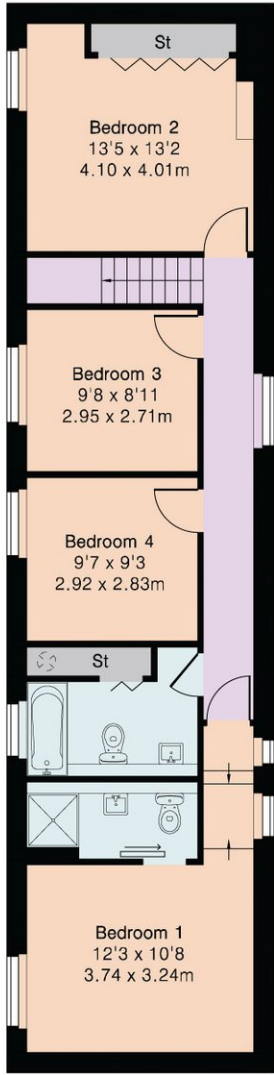
FLOORPLAN

**Approximate Gross Internal Area 1951 sq ft - 182 sq m
(Excluding Outbuilding)**

Ground Floor Area 1201 sq ft – 112 sq m
First Floor Area 750 sq ft – 70 sq m
Outbuilding Area 21 sq ft – 2 sq m



Ground Floor



First Floor



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