STAGS



Monkey Oak Cottage

Monkey Oak Cottage, Harberton, Totnes, TQ9 7SS







Totnes 4.3 miles; A38 9.8 miles; Kingsbridge 11.5 miles

A beautifully designed two bedroom barn-style home, combining contemporary efficiency with character detail, set in a rural yet highly accessible position

- Stylish two bedroom converted cottage
- High levels of insulation and energy efficiency
- Contemporary kitchen with integrated appliances
- West-facing sitting room and terrace
- Two double bedrooms, both with en suites
- Quality finishes including Porcelanosa flooring
- Air conditioning units providing heating and cooling
- Off-road parking for several vehicles
- Freehold sale
- Council tax band A

Guide Price £450,000

SITUATION

Monkey Oak Cottage is situated on the edge of the sought-after village of Harbertonford, a charming and unspoilt riverside community with a primary school, church, village hall and village shop with Post Office.

The nearby town of Totnes, approximately three miles away, offers a wide range of independent shops, cafes, supermarkets and schooling, together with a mainline railway station providing direct services to London Paddington. The A38 Devon Expressway is within easy reach, giving swift access to Exeter, Plymouth and the wider region.

DESCRIPTION

The property is a thoughtfully converted and highly efficient home, showcasing excellent attention to detail and a carefully considered layout that maximises light, space and comfort.

The property blends contemporary finishes with exposed stonework and quality materials throughout, creating a stylish yet welcoming environment well suited to both full-time living and a lock-up-and-leave lifestyle.

ACCOMMODATION

The property is approached from its own private driveway and entered into a west-facing sitting room, a generous and light-filled space with engineered Porcelanosa flooring and patio doors opening onto the terrace and garden. A short flight of steps leads up to the open plan kitchen and dining room, finished with Porcelanosa tiled flooring and an attractive exposed stone feature wall. The kitchen is fitted with a range of base and eye-level units incorporating a Bosch fan-assisted oven, Zanussi hob with AEG extractor, integrated Zanussi dishwasher and a Kenwood fridge freezer.

From the kitchen, a door leads down to a ground floor double bedroom with bi-folding doors providing excellent natural light. This room benefits from built-in storage, space and plumbing for a washing machine, and houses the Worcester gas-fired boiler. There is a contemporary en suite shower room with underfloor heating, partially tiled walls and a large walk-in shower.

An internal lockable door leads to stairs rising to the first floor, where there is a further double bedroom enjoying a west-facing aspect and an en suite shower room with a walk-in shower. Both bedrooms are served by Daikin air conditioning units providing heating and cooling. There is a useful roof space above, which may offer potential for future use, subject to the necessary consents.

OUTSIDE

The approach to Monkey Oak Cottage is via a private driveway providing off-road parking for several vehicles. A raised stone terrace sits adjacent to the sitting room and enjoys a west-facing aspect, ideal for outdoor dining. Areas of garden lie above and below the drive, with a timber shed providing useful bike and storage space.

There is also an external tap and an electric car charging point. Additional informal parking space is available along the rear of the building if required.

SERVICES

Mains water, gas and electricity. Gas fired central heating. Underfloor heating to the kitchen and sitting room and radiators to the bedrooms. Daikin air conditioning units provide additional heating and cooling to the bedrooms. Shared septic tank drainage with the neighbouring property.

According to Ofcom, standard broadband and average mobile coverage are available; the current owner has Starlink installed with download speeds of approximately 65Mbps.

DIRECTIONS

The property is just 1 mile from the Church at Harberton ford on woodland road. it is the first house that you come to after the church in about 1 mile. Providing good access to the A381.

We recommend using what3words///insert.unearthly.repeated



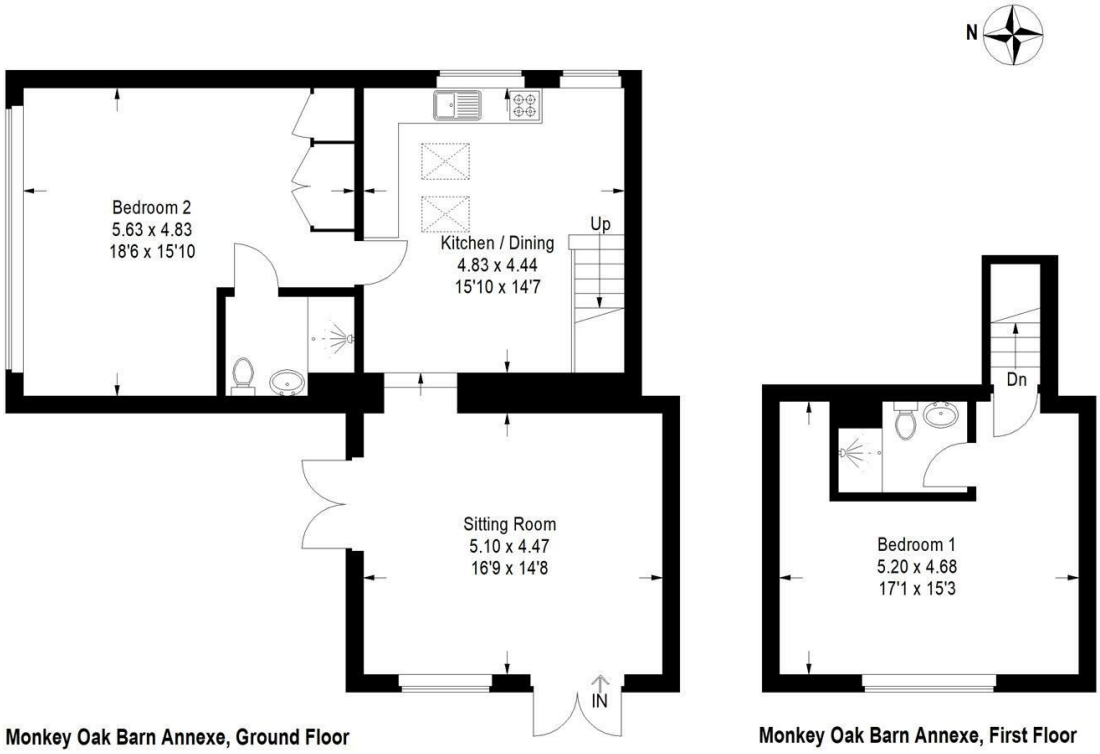








Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft

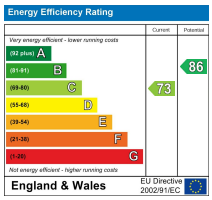


Monkey Oak Barn Annexe, Ground Floor

Monkey Oak Barn Annexe, First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082855)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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