



Broadhempston

3x  2x 

ENERGY
RATING
E50

- Video Walk-through Available
- Link-Detached Character Cottage
- 3 Bedrooms (Master particularly generous)
- Sitting Room, Kitchen/Diner and Snug
- 2 Shower Rooms, WC and Utility
- Ample Off Road Parking
- Gardens and Outbuildings
- Approx 1/2 Acre
- Sought-After Village
- Far-Reaching Views

Guide Price:
£800,000
FREEHOLD

Little Bickaton, Broadhempston, Totnes, Devon, TQ9 6BY



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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A superb and individual link detached home occupying an enviable position enjoying outstanding wide sweeping views of the Devon countryside and situated in a rural location on the edge of Broadhempston boasting generous gardens and outbuildings. The individual, spacious and versatile accommodation offers an abundance of character and is superbly presented throughout. Having been extensively modernised and improved by the current owners the property has three bedrooms, the master being incredibly large with vaulted ceiling and balcony enjoying the stunning countryside views. Also on the first floor are two modern shower rooms. On the ground floor there is an entrance porch, a very spacious and beautifully fitted kitchen/dining room, cosy sitting room with inglenook fireplace, snug/reception hallway, cloakroom/WC and utility room. Oil-fired central heating and hardwood effect uPVC double glazing is installed. Outside the property stands in approx. 1/2-acre plot with manicured lawns, driveway parking for several cars, detached barn/garage and various outbuildings including a well house. This is a truly wonderful home with beautiful gardens and stunning views within a sought-after rural location and viewings come highly recommended to appreciate all that is on offer.

Broadhempston is a pretty and sought after village located around 5 miles from the historic castle town of Totnes. Local facilities include two popular public houses, a 13th century church, village hall, respected primary school and general village store. The village is convenient for both Totnes and Newton Abbot and is readily accessible to Torbay. There is excellent 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.

The Accommodation:

A glazed entrance door leads to the entrance porch with windows to side and front and a hardwood effect uPVC double glazed door leads to a light and airy open plan kitchen/dining room which is triple aspect with windows to front, side and rear and engineered oak flooring. The kitchen is extensively fitted with a modern range of grey shaker style units with granite worktops, inset sink unit and an integrated double oven and hob. Off the dining area is a spacious cloakroom with low-level WC with concealed cistern, circular bowl vanity sink unit and window. From the dining area steps lead into the sitting room which has a large feature inglenook fireplace with wood-burning stove, three windows to side with shutters and laminate flooring. A multi obscure glazed door leads to the snug/additional entrance porch which has tiled flooring and oak staircase to first floor, window and French doors overlooking the rear garden. There is also a utility room with plumbing for washing machine, space for fridge freezer, larder cupboard, tiled flooring and boiler room with cupboards.

The first-floor landing is very light with vaulted ceiling, large Velux window, stained glass windows and airing cupboard with radiator. The master bedroom is a superb room with an abundance of character having a vaulted ceiling, being triple aspect and enjoying wide sweeping views over the surrounding countryside, windows to rear and side, feature window overlooking the rear garden and French doors opening onto a balcony with wrought iron railings enjoying the panoramic countryside views. Shower room with suite comprising shower cubicle, low-level WC and wash basin in vanity unit, heated towel rail and window with pleasant outlook over the garden. Bedroom two is dual-aspect with window

to side, further window to rear and part-glazed door giving access to the rear garden. Bedroom three has a window with shutters enjoying a rural outlook and has access to a part boarded loft. There is a second shower room with modern suite comprising shower cubicle, low-level WC and wash basin in vanity unit, heated towel rail and window.

Gardens & Parking:

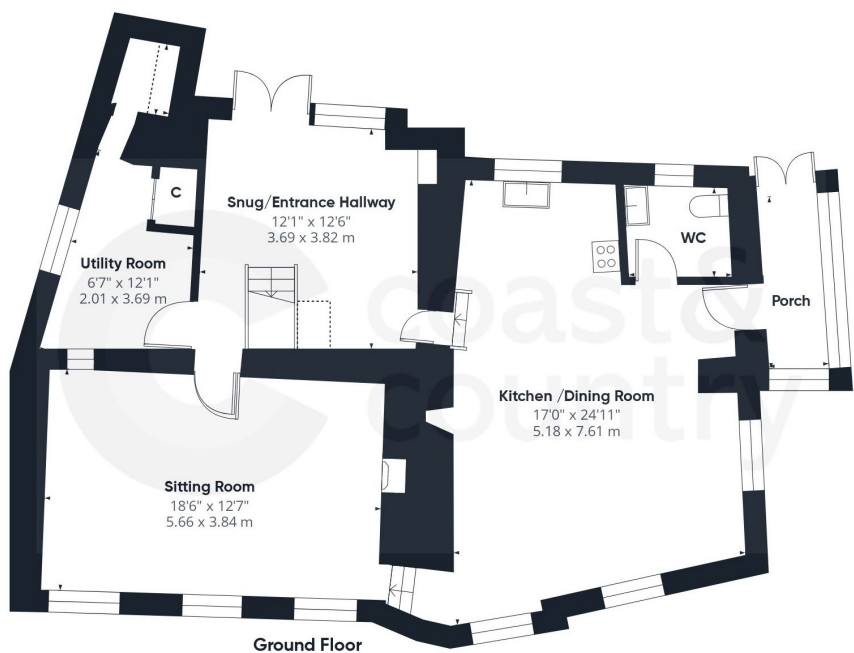
Outside there are double gates and driveway providing ample off-road parking. A gate and low retaining wall leads to the first area of garden which is predominantly laid to lawn with flower and shrub borders, apple tree and well house with a 32 foot well. There is a detached barn which can be versatile in use as storage, workshop or for garaging a car. Further outhouse/potting shed suitable for a variety of uses, covered log store and bin store with a further area of garden behind which again is predominantly laid to lawn with apple trees, cherry tree, vegetable plot, summer house, outside WC, oil tank and well stocked flower and shrub borders.

Directions:

From Newton Abbot take the A381 to Totnes, passing Ipplepen. When you reach Red Post Garage turn right (signposted Broadhempston). After approximately 1.5 miles continue straight ahead at the staggered cross road. Take the next right hand turn (signposted Ipplepen / Torbryan). Follow the main street, passing The Coppa Dolla Inn on the right hand side. At the end of the road turn right and in 0.1 of a mile turn left, in 0.3 of a mile slight right, in 0.4 of a mile turn right and after 0.8 miles the property will be found on the right hand side.



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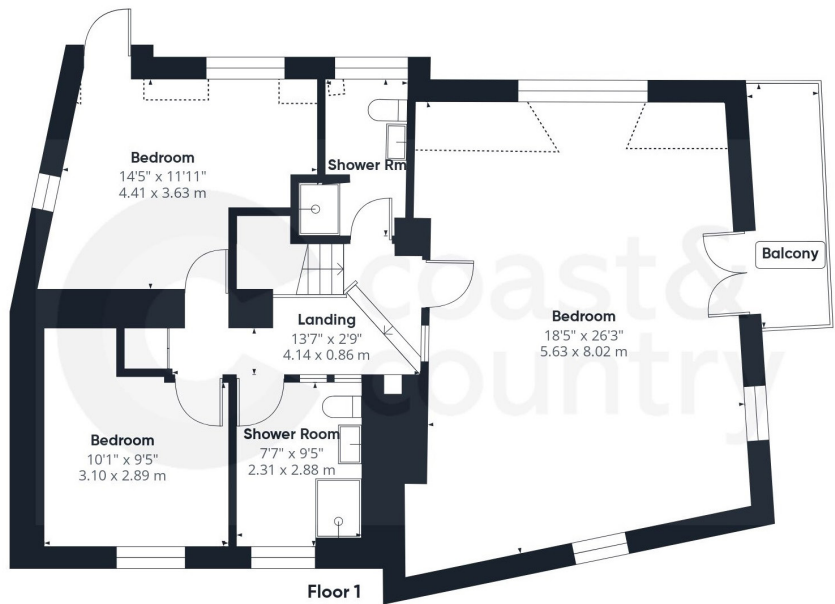


Approximate total area

1802 ft²
167.5 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Private drainage. Mains electricity. Oil-fired central heating.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.