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Keepers Cottage, Gatcombe Mill Littlehempston, TQ9 6LW

A superb two bedroom barn conversion with a large sun terrace and parking area located in the sought after area.

Totnes 2 miles Newton Abbot 5 miles Torbay 8 miles

- Well converted stone faced barn conversion
- Open plan first floor kitchen/ breakfast/sitting room with views over surrounding countryside
- Two bedrooms, master ensuite
- Family bathroom
- Sweeping tarmac drive with ample parking and sun terrace with pretty herbaceous borders

Guide price £295,000

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SITUATION

Keepers Cottage is located in the beautiful South Hams countryside, lying approximately 2 miles north of the vibrant market town of Totnes.

The area is favoured for the unspoiled countryside and strategic location in relation to amenities and transport with the South Devon Coast and Dartmoor National Park within easy reach.

Totnes is one of the most popular towns in the county, an ancient market town on the river Dart, the town is a regional centre with a bustling town of independent shops and business, pubs, restaurants, schools sports and leisure facilities, supermarkets, mainline railway station, to name but a few.

The large market town of Newton Abbot is approximately 7 miles to the north and has an excellent range of amenities for day to day living and links to the national road and rail networks linking to Exeter and Plymouth, two major regional economic centres.

DESCRIPTION

The property was converted by the vendors in the 1990's to a good standard which has been enjoyed by them ever since. The gardens have been landscaped around the property offering ample outside spaces to sit and enjoy the far reaching views and has an easily maintained garden.

ACCOMMODATION

The property can be accessed from the ground floor to the door in the entrance hall or, most commonly, from the first floor parking area and over the patio into the kitchen/breakfast room which has a range of fitted units including a Hotpoint built in dishwasher, Hotpoint double integrated electric oven, an integrated fridge/ freezer and a Hotpoint 4-ring electric hob with extractor over. The room has been converted into the eaves making a vaulted ceiling with A-frames on show. This is a very light room with Velux windows and a large feature south facing window with views to the countryside beyond.

There is a pull down ladder which provides access to a mezzanine storage area. Stairs down to the



ground floor level. Cloakroom which can be a Jack and Jill cloakroom providing access to bedroom 1. Fitted wardrobes and window to the side. Door to bedroom 2 with fitted wardrobes.

Door to family wet room with large walk in shower with mixer shower, WC. Plumbing for washing machine behind. Understairs storage cupboard.

OUTSIDE

There are several areas of level patio and paved areas with raised borders including a water feature made from granite troughs. Please note the majority of the granite troughs and mushrooms are excluded from the sale. On the lower level of garden there is a further level concrete yard area that doubles as extra parking.

SERVICES

Mains water, electricity, economy 7 night storage heating and septic tank drainage. The property is not listed but is within the curtilage of a listed building.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

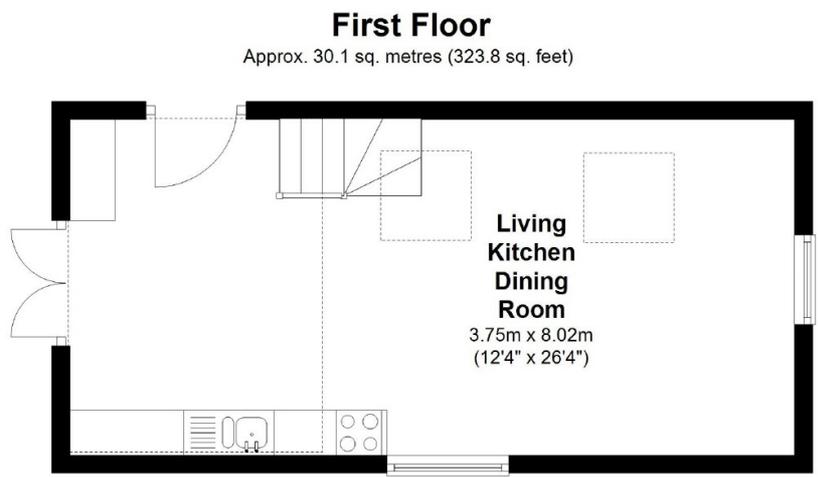
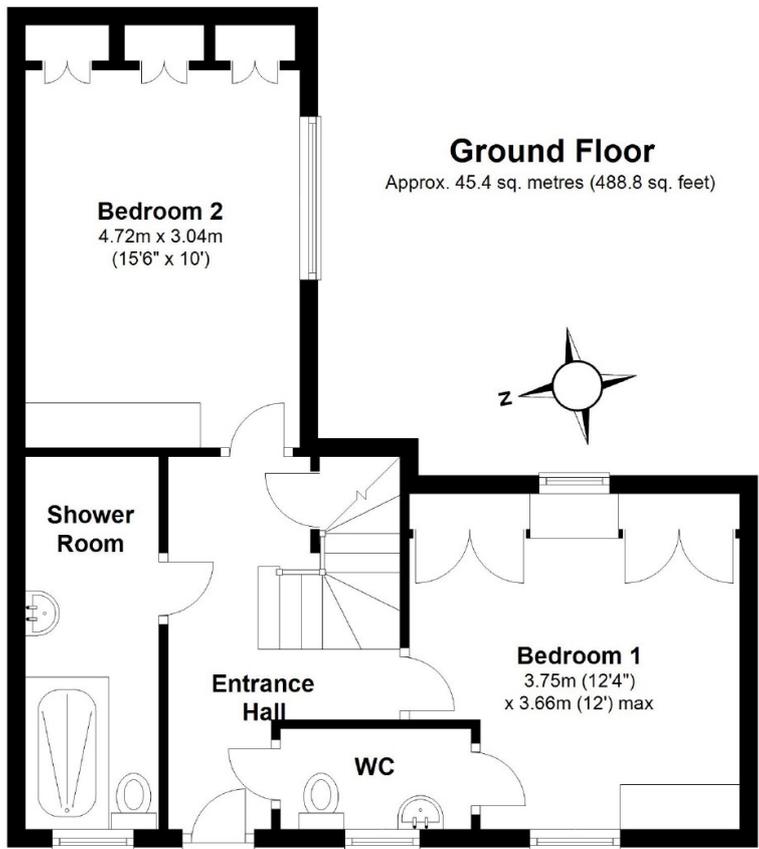
Strictly by prior appointment with Stags Totnes on 01803 865454

DIRECTIONS

From Totnes, proceed on the A381 towards Newton Abbot. Ignore the turn for Littlehempston and proceed passed the Pig & Whistle Pub and Restaurant. At the top of the hill at the crossroads, turn right towards the Mare and Foal Sanctuary. Continue down the hill and take the first left hand turning into Gatcombe Mill where the entrance to the property is found on the left hand side. Proceed up the tarmac drive onto the block paved parking and turning area to the side of the property.



Keepers Cottage Littlehempston



Total area: approx. 75.5 sq. metres (812.6 sq. feet)



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