



Hartford Farm



A38 1.5 miles Totnes 13.5 miles Exeter 17 miles

A superb detached house and holiday cottage with heated swimming pool

- Well fitted accommodation
- Large reception rooms
- Farmhouse kitchen
- 5 bedrooms
- 4 bathrooms
- Separate 1-bed holiday cottage
- Heated swimming pool
- Large garden of 1 acre+

Guide Price £825,000

SITUATION

Liverton has easy access to the Drumbridges roundabout and the A38, as well as close access to the wilds of open Dartmoor. The amenities at Liverton include a thriving post office, shop, a pub and the desirable and highly subscribed Blackpool Primary School. Bovey Tracey is only a short drive away.

DESCRIPTION

A detached stone-built farmhouse under a tiled roof which has been renovated and modernised by the owners to a high standard. The property has been used as the vendors main home and he has taken B&B guests. The property could be adapted further to create a separate annexe owing to the en-suite bedroom which is accessed by a separate staircase above the kitchen area.

ACCOMMODATION

The accommodation flows well through the large reception rooms, a fully fitted farmhouse kitchen and a well appointed study/library. One of the rooms is used as a ground floor bedroom with en-suite bathroom. From the Utility room, there is a flight of steps up to a large double bedroom, currently utilised as a bedroom/sitting room area and a large en-suite bathroom. From the main hall, a wide staircase leads up to a bright landing with doors to the master bedroom with en-suite shower room. The house has a further two double bedrooms and a very large family bathroom.

HARTFORD DAIRY

This property is a well converted open plan one-bed holiday let with bookings currently to Autumn 2019. The property has a very well presented open plan kitchen/breakfast room/sitting room with a woodburner stove, fitted kitchen and doorway through to the double bedroom with en-suite shower room. The entire flooring is solid oak making it incredibly easy to clean. The Dairy can be accessed through the timber gates and along the gravelled drive running along the boundary of Hartford Farm. Planning permission as a holiday cottage and is currently let through Holidaycottages.co.uk. The furniture, fixtures and fittings in the cottage are available by separate negotiation.

OUTSIDE

Accessed from the patio on the southern side of the house is the home office with WC, which has potential to be incorporated into The Dairy. Door to the double garage which has electric up and over doors.

A distinct feature of Hartford Farm are its open gardens and grounds which extend to about 1.17 acres. The property also benefits from a large heated outdoor pool and a large terraced area surrounded by a low wall. The pool is heated via an oil fired boiler with the boiler room accessed via a door at the rear. To the side of the garden is a separate entrance off the public lane providing vehicular access to the garden/paddock. At the bottom of the garden is the Liverton Brook which in turn flows into the River Teign.

SERVICES

The house and Dairy are heated separately with mains gas fired heating boilers, the pool is heated from a separate oil fired boiler and both properties enjoy mains water and drainage.

VIEWING

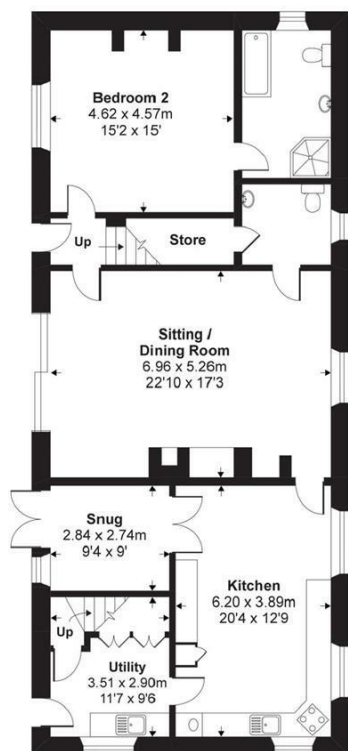
Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

On the Old Liverton Road towards Haytor Cummings Cross, turn left and continue for ¼ mile where Hartford Farm is found on the left hand side, just after the next junction. Park at the side of the property and access is through a curved timber door in the stone wall.



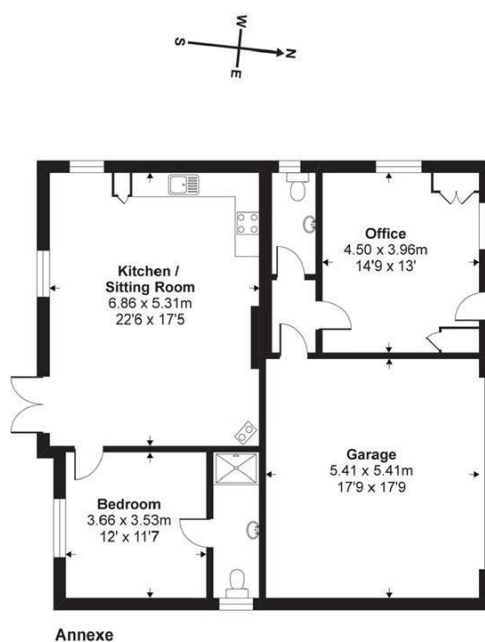
Approx. Gross Internal Floor Area
364.2 Sq Metres 3921 Sq Ft (Includes Annexe & Garage)



Ground Floor



First Floor



Annexe

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

The Granary, Coronation Road, Totnes, Devon,
TQ9 5GN

01803 865454
totnes@stags.co.uk

stags.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | 83 |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 45-48 | F | | |
| 39-44 | G | 67 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |