



HARMONY COTTAGE  
TOTNES

  
MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# HARMONY COTTAGE

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## DESCRIPTION

Offered to the market with no onward chain, this beautifully restored barn conversion is situated in a rural but accessible location, just a ten minute drive from the centre of Totnes. The property offers well-presented accommodation with 2 bedrooms, front courtyard and off-street parking.

To the front of the property is a lawned courtyard area with space for a table and chairs, a path leads to the front door and into a very spacious open plan sitting/dining/kitchen. The sitting room has stone fireplace with slate hearth and wood burning stove. The kitchen/dining area has ample space with a door to a cloakroom and access to the rear. Upstairs are two bedrooms, both with vaulted ceilings and fitted wardrobes. A spacious bathroom completes the first floor.

To the rear of the property is a woodland area of which Harmony Cottage has right of access.

## SITUATION

Harberton village is within a short distance of Totnes market town, the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty, with Dartmoor National Park to the north and stunning beaches and coastline ten miles to the south. Harberton village has a strong community, which centres around the parish hall, St Andrews Church and the well-regarded Church House Inn. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is easy 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.





# PROPERTY DETAILS

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## Property Address

Harmony Cottage, Harberton, Totnes, Devon, TQ9 7SS

## Mileages

Totnes 3 miles Exeter 29 miles Plymouth 22 miles (approximately)

## Services

Mains electric and water. Private shared drainage via Titan system. Oil fired central heating.

## EPC Rating

Current: 67, Potential: 80

## Council Tax Band

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## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- NO CHAIN
- Beautifully restored barn conversion
- 2 bedrooms
- Open plan living
- Off-street parking

## Fixtures & Fittings

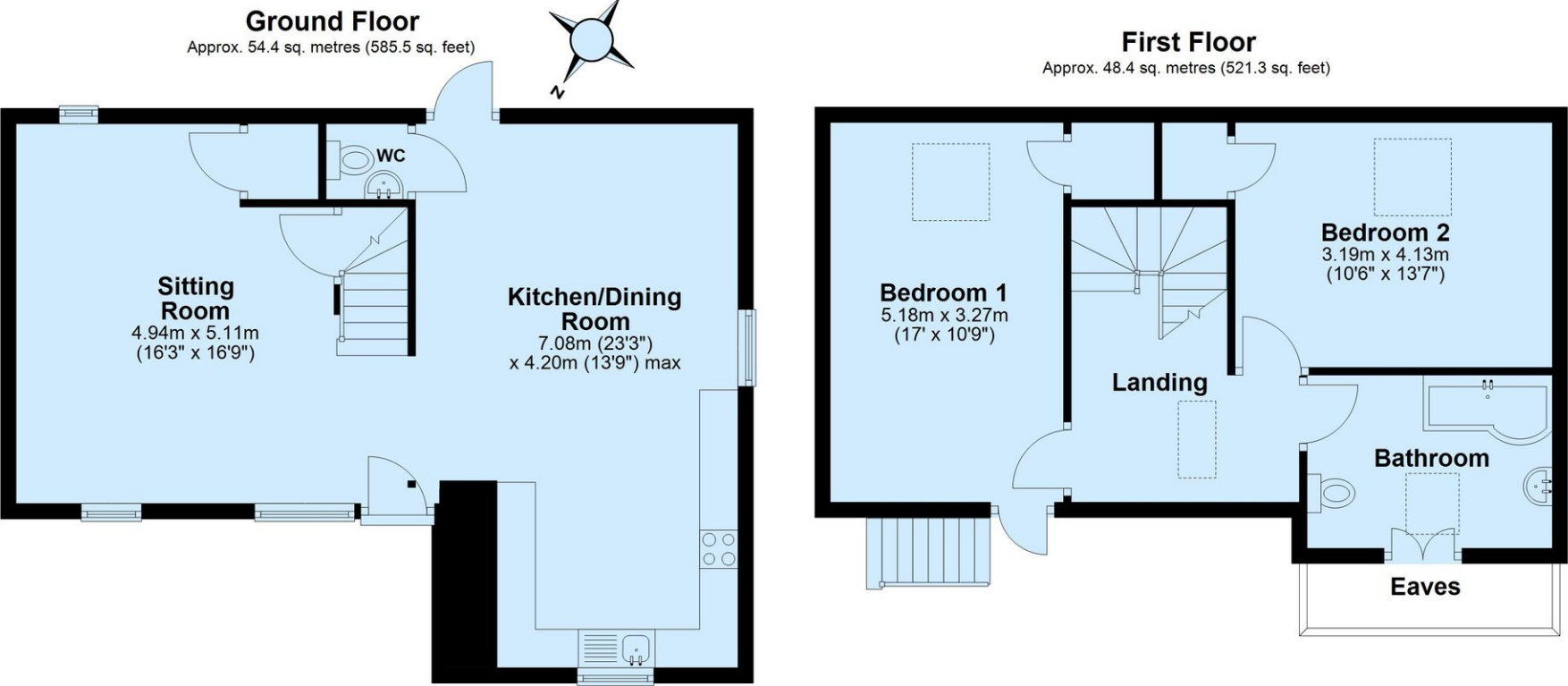
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



# FLOORPLAN



Total area: approx. 102.8 sq. metres (1106.8 sq. feet)

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