

# THE ROUND HOUSE TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# THE ROUND HOUSE

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The Round House is a wonderful conversion of a period barn that has retained its period charm with exposed beams and trusses whilst also incorporating great volume and light. The barn also has great "off grid" credentials with solar panels, a bore hole for water, and cosy wood burners.

The property is entered from the rear into a double-height entrance hall with a utility room and guest WC. The entrance hall leads into the kitchen, which is beautifully fitted with a central island with marble worktops. The dining room interconnects wonderfully with the kitchen, providing a superb entertaining space. A study is also located off the dining room. The original Round House is now an impressive sitting room retaining many original features, with a cosy wood burner, overlooking the garden. Also on the ground floor to the front of the house is a large storage area with double height ceilings and separate access, which could also be converted (STPP). Upstairs, a spacious landing area provides access to the principal suite with a walk-through dressing room and an ensuite shower room. There are two further bedrooms and a bathroom, which provide lovely views of the surrounding countryside.

Outside the gardens are mainly laid to lawn with a paved patio area facing south, again with superb views. To the front of the barn, there is off-street parking for several cars.

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

The Round House, Harberton, Totnes, Devon

## Mileages

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

## Services

Mains electric, private drainage via shared septic tank. Borehole. Solar panels, 15kwh of battery storage. Oil-fired central heating

## EPC Rating

Current: 81, Potential: 100

## Council Tax Band

F

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Stunning detached barn conversion
- Rural but accessible
- Beautifully presented throughout
- 3 bedrooms
- Garden and parking

## Fixtures & Fittings

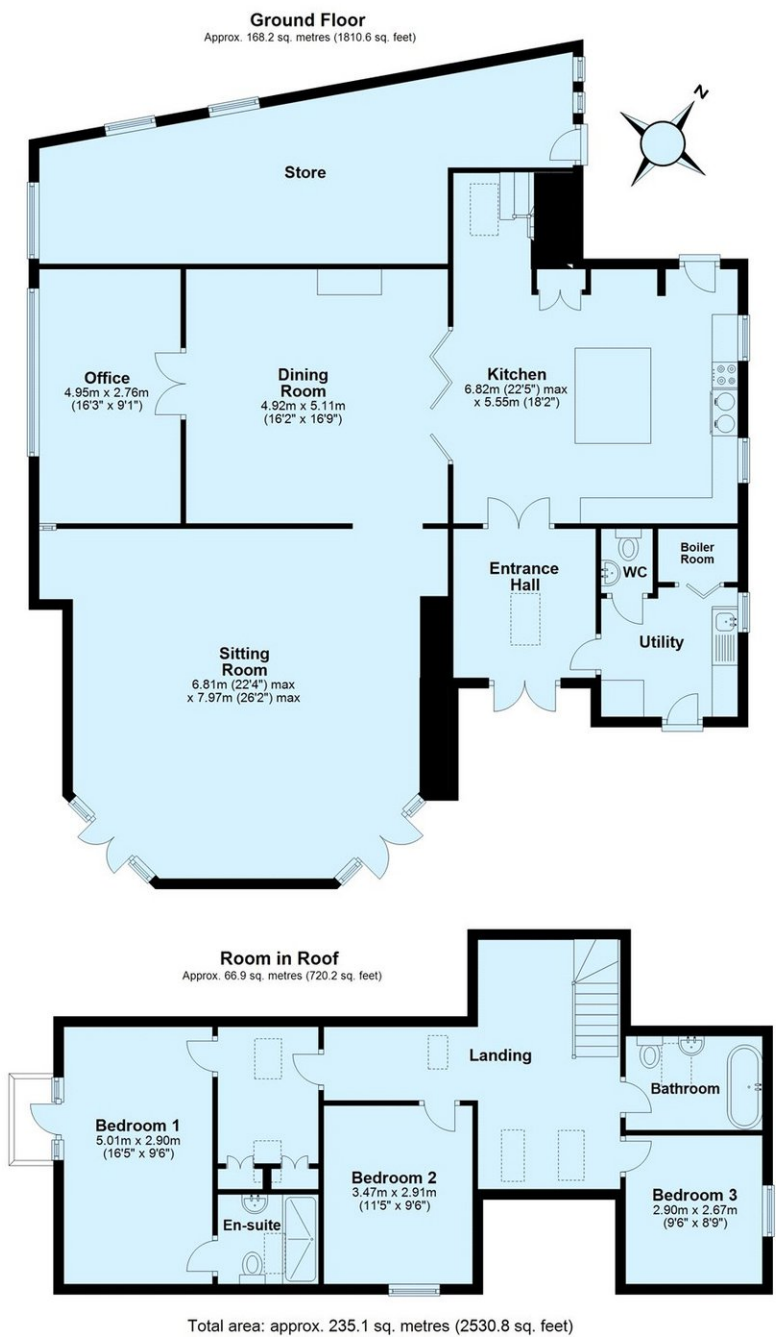
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

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



# FLOORPLAN



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