

Tooronga, Broadhempston

Guide Price £575,000

RENDELLS

Tooronga

Broadhempston, Totnes

- Approx. 4.7 Acres Available by Separate Negotiation
- Home office w/ Potential for Alternative Use
- Gated Driveway, Ample Parking & Detached Garage
- Two Generous First-Floor Bedrooms w/ Countryside Views
- Attractive Gardens w/ Substantial Decked Terrace & Hot Tub
- Well-Appointed Kitchen w/ Separate Utility
- Versatile Ground Floor Reception Room/Bedroom

This well-presented three-bedroom detached home enjoys an attractive position within the highly regarded village of Broadhempston, surrounded by beautiful South Devon countryside.

The property offers versatile accommodation over two floors, including an L-shaped sitting/dining room, well-appointed kitchen, utility space and an additional reception room, currently used as a ground floor bedroom. Upstairs are two spacious bedrooms with countryside views, together with a generous landing currently arranged as a home office.

Outside, a gated driveway provides ample parking and access to a detached single garage. The front and rear gardens wrap around the property, with the rear featuring a substantial decked terrace, hot tub and attractive countryside views, ideal for outdoor entertaining and relaxation.







The Accommodation

Entrance Porch
A useful entrance porch provides a practical space for coats, boots and outdoor equipment before entering the main accommodation.

Entrance Hall
The entrance hall provides access to the principal rooms on the ground floor and creates a welcoming introduction to the property. The space is light and well proportioned, with useful understairs storage.

Lounge/Diner
The principal reception room is generously proportioned and arranged in an attractive L-shape, providing distinct areas for both sitting and dining. Dual-aspect windows draw in an abundance of natural light, while French doors open directly onto the rear garden and terrace. The room has been sympathetically modernised and provides a comfortable and versatile space for both everyday living and entertaining.

Kitchen
The kitchen is well proportioned and provides an excellent range of fitted cabinetry and generous work surfaces. Integrated appliances include a fan oven and electric hob, while a ceramic sink with mixer tap and provision for a dishwasher complete the arrangement. The room is finished with attractive white ceramic subway tiling to the splashback, complemented by warm, earthy tones elsewhere. A large window provides excellent natural light and an outlook towards the gardens.

Utility room
A useful utility area is positioned adjacent to the kitchen and currently accommodates a large American-style fridge/freezer. The space benefits from both plumbing and electrical connections and provides useful additional storage and utility provision.







Reception Room Two/Bedroom 3
Previously utilised as a ground floor bedroom, this versatile room provides generous proportions and could readily accommodate a range of uses according to the requirements of the new owner. A large window ensures the room benefits from excellent natural light.

First Floor Landing
The generous first floor landing is currently arranged as a home office, providing a dedicated and productive workspace away from the main living accommodation. The proportions of the space also offer the potential for alternative use, including the creation of an additional bedroom, subject to the necessary consents.

Bedrooms One & Two
Both bedrooms are notably well proportioned and enjoy excellent levels of natural light from their large windows. Each room provides generous accommodation and attractive views across the surrounding countryside, offering a peaceful and private setting.

Family Bathroom
The family bathroom comprises a panelled bath, separate shower enclosure with glazed screen, WC and wash basin. Glazed windows provide natural light and ventilation.

The Gardens & Grounds
The property is approached via a gated driveway leading to generous off-road parking and a detached single garage. A pathway connects the front and rear gardens, with the attractively landscaped front garden featuring established shrubs and planting. To the rear, a decked terrace provides an ideal space for alfresco dining and entertaining, complemented by a hot tub which is included in the sale. The rear garden enjoys an attractive outlook across a privately owned field, adding to the property's peaceful rural setting. A further pathway leads to a convenient rear entrance directly into the kitchen.







The Situation
The ever-popular village of Broadhempston is situated within the South Hams countryside and offers an attractive range of local amenities, including an ancient parish church, highly regarded primary school, community shop and post office, together with two popular village inns. A modern village hall provides a hub for a variety of community and social activities. The surrounding countryside is particularly attractive and unspoilt, offering excellent opportunities for walking, cycling and a range of other outdoor pursuits. The historic market town of Totnes is approximately 7 miles away and provides an extensive range of independent shops, cafés, restaurants and galleries, together with excellent educational facilities and a mainline railway station with direct services to London Paddington.
The larger market town of Newton Abbot is approximately 4.7 miles away and provides a comprehensive range of everyday amenities and services. The beautiful South Devon coastline and Dartmoor National Park are both within easy motoring distance, offering a wealth of opportunities for recreation and leisure.

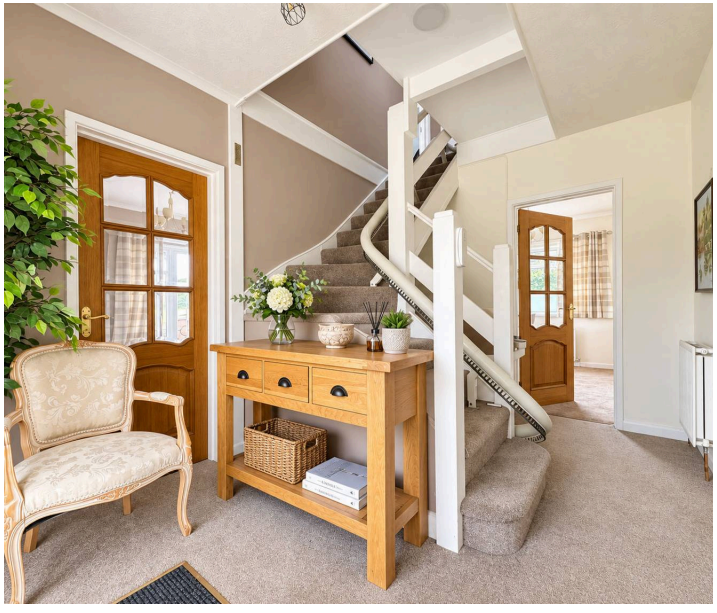
Council Tax
Band E.

Services
Mains electricity, mains water, oil-fired central heating and mains drainage.

Local Authority
Teignbridge District Council.

Directions
From Monks Retreat in Broadhempston, proceed east before turning right. Continue for approximately 0.1 miles before turning left and following the road for approximately 0.4 miles. The property, Hans Napp, will be found on the left-hand side.














LAY-Z-SPA

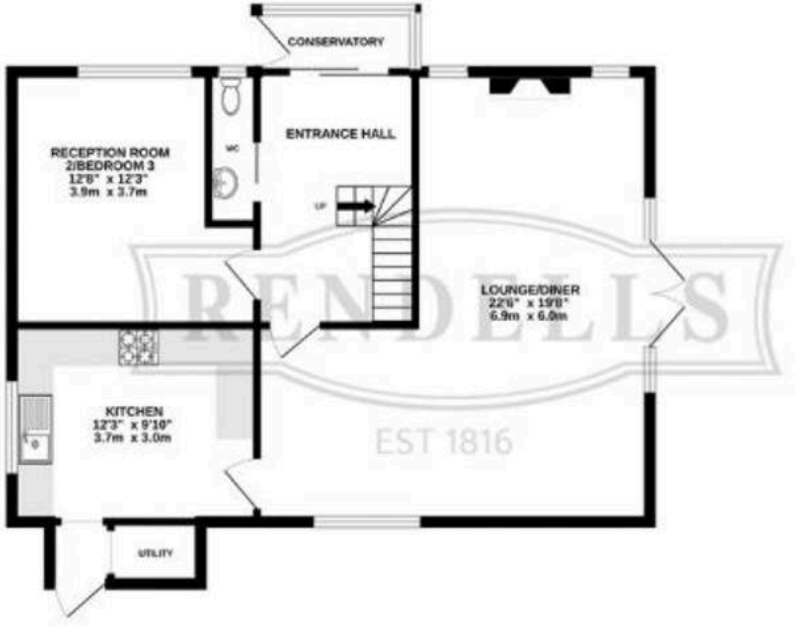
The Floorplan

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EST 1816

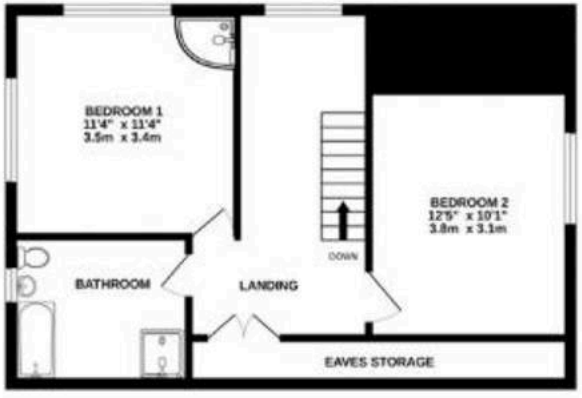
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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