

ATTRACTIVE FARMHOUSE STYLE BARN CONVERSION WITH GARDEN, STABLING AND PASTURE FIELDS. ABOUT 2 ACRES.



Field End
1 Hempstone Park
Littlehempston
Totnes
Devon
TQ9 6LP

Offers in the Region Of
£529,500

Ref: DR01604

* FARMHOUSE STYLE BARN CONVERSION * GARDEN * 3 BEDROOMS * PASTURE FIELDS * ABOUT 2 ACRES * STABLING * RURAL VIEWS * PARKING *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

Attractive farmhouse style barn conversion with garden, stabling and pasture fields. About 2 acres.

DESCRIPTION

Field End is a delightful country property with good equestrian facilities. It comprises an attached spacious character farmhouse style barn conversion offering very appealing 3 bedroomed family accommodation. There is an attractive sitting room with feature fireplace and wood burning stove and a lovely country kitchen with oil fired Aga. Features include exposed beams, reclaimed quarry tiled flooring, waxed pine doors and floorboards and rustic elm windowsills. In addition, the property benefits from oil central heating. Outside is a private parking area, mature garden orchard and secluded seating areas. Across a private track is separate access to a small stable block, tack room and two very useful gently undulating fields. To conclude; Field End presents a rare opportunity to purchase a beautifully compact and peacefully located equestrian style property, close to Totnes and Newton Abbot.

SITUATION

Field End is situated on the edge of a small range of good quality barn conversions, enjoying a good degree of peace and seclusion. The tiny ancient Parish of Littlehempston is about 1 mile and has a lovely church and a popular community run inn (The Tally Ho). The surrounding countryside is delightfully unspoilt and provides excellent opportunities for outdoor pursuits, particularly walking and riding. Nearby Totnes is about 3 miles and offers an interesting range of independent shops, cafes and restaurants, galleries and good educational provision. The River Dart is celebrated for sailing and rowing and the beautiful South Devon coast is less than 30 minutes drive. Other close by features include Dartington Hall and the Dart Valley steam railway. Totnes also benefits from a mainline station to London Paddington.

ACCOMMODATION

Part glazed front door to:

ENTRANCE HALL

With stairs to First Floor. Understairs cupboard. Reclaimed quarry tiled floor and pine plank doors to:

SITTING ROOM *17' 11" x 13' 8" (5.46m x 4.16m)*

Double aspect room, overlooking garden and countryside to the side. Feature stone fireplace with oak supporting beam and raised brick hearth with fitted log burning stove, providing secondary central heating hot water. Oak ceiling beam and waxed pine floorboards. Fitted shelves and T.V. point and radiator.

KITCHEN/DINING ROOM *17' 11" x 12' 3" (5.46m x 3.73m)*

Double aspect room with recess housing oil fired Aga range with tiled splashbacks depicting farm animals. Side shelves. Fitted butlers sink with mixer taps and quarry tiled worksurface. Pine base unit, plumbing for dishwasher and electric cooker point and appliance space. Radiator. Door to:

REAR HALLWAY

With door to outside. Larder cupboard. Coat hanging rails. Oil fired boiler for central heating and hot water. Door to:

CLOAKROOM

Fitted shelves, wash basin, W.C. and extractor unit, plumbing for washing machine. Stairs from Entrance Hall (previously mentioned) to First Floor.

LANDING

With front aspect window with elm sill. Hatch to roof space. Exposed beam. Traditional pine plank doors to:

BATHROOM

Fitted with white suite, comprising Victorian style roll top bath (freestanding). Washbasin with pine cupboard below and W.C. Shower cubicle with fitted electric shower unit. Shaver point. Exposed beam, pine floorboards and velux window. Radiator. Airing cupboard with hot water cylinder.

BEDROOM 1 *17' 11" x 12' 1" (5.46m x 3.68m)*

Double aspect room, elm windowsills and French doors onto balcony with wrought iron rails. Victorian style fireplace (display only). Pine wardrobe with cupboards above. Radiator. Waxed pine floor boards. Connecting door to Bathroom (previously mentioned).

BEDROOM 2 *12' 7" x 12' 0" (3.83m x 3.65m)*

Side aspect window with countryside view. Victorian style fireplace (display only) pine floorboards and radiator.

BEDROOM 3 *12' 8" x 6' 11" (3.86m x 2.11m)*

Front aspect window with elm sills. Exposed beams. Victorian fireplace (display only). Fitted wall shelves and radiator.

OUTSIDE

The property is approached over a shared driveway and an inner five bar gate leads into a gravelled driveway and private parking. A trellis fence with opening and steps leads to the front garden, partly walled with side gate and enclosing a lawn, seating areas, mature trees and shrubs. A beech hedge creates a divide to a large side garden enclosed with mature hedges and enclosing extensive lawn with small orchard, vegetable plot and soft fruit cages. Gravelled area with timber garden shed. Situated across a track is access to a grass lawn leading to the land and stables. There is a block of timber loose boxes, two full size and one pony box, part lined with adjacent tack room with shelving and saddle racks/stands. To the front of the stable is a deep concrete apron, that gives way to a gently sloping pasture field bordered by mature trees and traditional stone wall banks. Five bar gate to a green lane. Below this field a five bar gate leads to a further pasture field part fenced and mature tree border.

DIRECTIONS

From Totnes take the A381 towards Newton Abbot. Continue for about 1.5 miles, passing the Pig and Whistle public house and following the road as it bears gently left. After a short distance proceed past the staggered cross roads taking a left hand driveway signed for Hempstone Park (looking out for a Rendells 'For Sale' board. Continue along a short drive bearing right and Field End will be seen on the right.

Energy Performance Certificate		HM Government	
1 Hempstone Park Barns, Littlehempston, TOTNES, TQ9 6LP			
Dwelling type:	End-terrace house	Reference number:	8593-7229-5779-1541-9926
Date of assessment:	29 November 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 November 2017	Total floor area:	113 m ²
Use this document to:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 			
Estimated energy costs of dwelling for 3 years:			£ 3,954
Over 3 years you could save			£ 2,421
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 207 over 3 years	
Heating	£ 2,919 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 762 over 3 years	£ 231 over 3 years	
Totals	£ 3,954	£ 1,533	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,329	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 54	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 81	✓
See page 3 for a full list of recommendations for this property.			
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			

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Viewing Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

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