

## TO AUCTION PARLIAMENT HOUSE (UNLESS SOLD PREVIOUSLY)



Parliament House

Longcombe

Totnes

Devon

TQ9 6PR

Guide Price £425,000

Ref: DWO00730

\* GRADE II LISTED THATCHED CHARACTER COTTAGE \* LIVING ROOM \* LIBRARY \* DOWNSTAIRS BATHROOM \* UTILITY ROOM \* DINING ROOM \* KITCHEN/BREAKFAST ROOM \* DRAWING ROOM \* FIVE BEDROOMS (ONE EN-SUITE) & FAMILY BATHROOM \* GARDENS & OFF ROAD PARKING \*



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

**FOR SALE BY PUBLIC AUCTION AT THE ROYAL SEVEN STARS HOTEL, TOTNES ON WEDNESDAY 5TH JUNE 2019 AT 6PM (UNLESS SOLD PREVIOUSLY) GRADE II LISTED DETACHED RURAL PROPERTY IN NEED OF COMPLETE MODERNISATION**

## **GUIDE PRICE**

£425,000

## **GENERAL REMARKS AND INFORMATION**

For sale by public auction on Wednesday 5th June 2019. To be held at 6pm at The royal Seven Stars Hotel, Totnes (unless sold previously)

## **AUCTIONEERS**

Woods Estate Agents & Auctioneers, 1 The Plains, Totnes, TQ9 5DR. Tel: 01803 866336 Email: totnes@woodshomes.co.uk

## **SOLICITORS**

Mulcare Jenkins, 5a Muster Green, Haywards Heath, RH16 4AP FAO Tim Rodemark Tel: 01444 459954 Email: tim.rodemark@mulcarejenkins.co.uk

## **VIEWINGS**

By appointment with the auctioneers- Woods Estate Agents & Auctioneers 01803 866336. There will also be a series of viewing sessions before the auction.

## **TENURE**

The property is sold freehold with the benefit of vacant possession on completion.

## **METHOD OF SALE AND COMPLETION**

The property is to be sold by public auction and offered in one lot. The vendor reserves the right to sell the property prior to auction. The auctioneers reserve the right to bid on behalf of the vendor. Completion to take place 56 days after exchange of contracts.

## **RESERVE**

The property will be sold subject to an undisclosed reserve.

## **DEPOSIT**

The fall of the hammer represents a binding contract and a 10% deposit is payable to Woods Estate Agents at the time of the auction either by personal cheque or bankers draft.

## **FIXTURES AND FITTINGS**

Only such items as specifically referred to in the particulars are included in the sale.

## **LOCAL AUTHORITY AND STATUTORY BODIES**

South Hams District Council Follaton House, Plymouth Road, Totnes, TQ9 5NE Tel: 01803 861234  
www.southhams.gov.uk www.landregistry.gov.uk South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR Tel: 0800 1691144

## **SERVICES**

Mains electricity and water with private drainage. LPG fired central heating.

## **SPECIAL CONDITIONS OF SALE, STANDARD CONDITIONS OF SALE, SEARCHES AND OTHER RELEVANT DOCUMENTATION**

These are available for inspection at the auctioneer's offices during normal office hours. An electronic version will be available from the auctioneer's office and from Essential Information group. [www.eigpropertyauctions.co.uk](http://www.eigpropertyauctions.co.uk). The property will be sold under The Law Society 'standard conditions of sale' 5<sup>th</sup> edition. [www.lawsociety.org.uk](http://www.lawsociety.org.uk).

## **MONEY LAUNDERING**

Successful purchaser/purchasers will be required to provide documentation to comply with Money Laundering Regulations at the auction. This would include passport or photo driver's licence and proof of address for the last twelve months.

## **BUYERS PREMIUM**

There will be a buyer's premium of £900 inc. VAT, payable to Woods Estate agents and Auctioneers, on exchange of contracts. See special conditions.

## **SEARCHES**

Purchasers will be required to reimburse sellers search costs. See special conditions.

## **DIRECTIONS**

From The Plains in Totnes, proceed over the bridge into Bridgetown and follow the road to the junction. At the junction take right onto Bridgetown hill and follow the road along out of Totnes towards Paignton. Approximately one mile after leaving Totnes take right for Aish and Stoke Gabriel. Proceed down the hill and the property will be found a short distance down the road on the right hand side.

## **SITUATION**

Parliament House is situated just outside the town of Totnes. The ancient borough of Totnes enjoys a prominent position above the River Dart. The town is one of Devon's gems: full of both colour and character that stems from a rich cultural, historical and archaeological heritage. It is the second oldest borough in England and is full of facilities to include its own hospital, two supermarkets, interesting shops and galleries together with the riverside walks, Guildhall, Churches and its very own Norman Castle. The railway station links directly with London Paddington and the A38 Devon Expressway is a short distance away joining it at Buckfastleigh, giving excellent access to Plymouth and northbound Exeter.

## **DESCRIPTION**

Parliament House dated from the C17th and is a unique thatched detached grade II listed house. The property is laid out in a totally unique way with the various levels linked with a number of staircases, one of which is a traditional stone circular staircase. Parliament House has a wealth of character features but does require complete modernisation and comprises a large number of rooms which could be used for a variety of purposes. A successful purchaser will be able to create a unique character home in this enviable rural location. An extract from the Parliament House listing text says:-Known as Parliament Cottages because William III is said to have held a meeting for his supporters here before travelling to Berry Pomeroy Castle q.v. A stone in the front garden states : "William Prince of Orange is said to have his first Parliament here in November 1688"

## **LISTING**

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**The property comprises, with approximate measurements:**

## **KITCHEN/BREAKFAST ROOM**

Fitted with a range of wall and base level units with wooden worksurfaces, Belfast sink, built in double oven and 4 ring hob, space and plumbing for dishwasher and space for fridge freezer. Walk in larder. Windows to two sides. Wood panelling to walls. Cupboard with trip switches. Two radiators. Door to the dining room and stairs to the drawing room.

## **DRAWING ROOM**

Leaded window with window seat. Morso Squirrel multi fuel cast iron stove. Radiator. Panelling to ceiling. Door to the garden.

## **DINING ROOM**

Part panelling to walls. Radiator. Built in dresser. Two leaded windows. Ornamental Georgian style fireplace.

**Steps from the dining room lead to:**

## **UPPER HALL**

Doors to the bathroom, utility room and library.

## **UTILITY ROOM**

Space and plumbing for washing machine. Sink. Door to garden.

## **BATHROOM**

Wood panelling to walls. Panelled bath with hand shower attachment, low level WC and wash hand basin. Radiator. Built in shelving. Window.

## **PORCH**

Fitted cupboards. Door to the library.

## **LIBRARY**

Panelled walls with shelves. Fireplace. Door to the porch. Window. Tiled flooring. Alcove housing the LPG fired Worcester central heating boiler. Steps up to:

## **ROUND ROOM**

Spacious room with vaulted ceiling and five windows allowing plenty of natural light. Wooden flooring. Fireplace with multi fuel stove with hearth and wooden mantle over.

## **Spiral staircase from the ground floor rise to the FIRST FLOOR**

## **STUDIO/BEDROOM FIVE**

Leaded window. Radiator.

## **BEDROOM FOUR**

Leaded window. Radiator.

## **BEDROOM ONE**

Two windows. Inset LED spotlights. Radiator. Stairs down to the second landing.

## **Stairs accessed beside the sitting room lead to FIRST FLOOR**

## **BATHROOM**

Wood panelled bath with hand shower attachment, low level WC and wash hand basin. Self contained hot water system via emersion. Radiator.

## **BEDROOM TWO**

Leaded window. Radiator. Ornamental fireplace.

## **Stairs providing additional access to bedroom one.**

## **Stairs from the upper hall provide access to:**

## **BEDROOM THREE**

Wide boarded flooring. Leaded window. Radiator. Fitted wardrobe. Ornamental fireplace.

## **EN-SUITE**

Suite comprising shower cubicle, low level WC and wash hand basin. Inset LED spotlights. Radiator. Leaded window.

## **OUTSIDE**

Parliament house stands in large gardens that surround the property, these are now very overgrown. To the front of the garden a cobble path leads to the door to the side of which is a storage shed storing four LPG cylinders. This area has a number of shrubs and creepers including Wisteria on the property's front elevation. Behind the stone wall abutting the lane is the "parliament stone" which refers to William of Oranges first parliament here.

A raised garden lies to the left of Parliament House where there is a Magnolia and sitting area providing views. There is gated access from the garden to the adjacent parking area suitable for a number of vehicles. To the rear of the property is an additional garden area which is well stocked with flowers and shrubs together with trees including Silver Birch and an Indian Bean tree. To the right hand side of Parliament House is a gravelled terrace with two storage sheds and greenhouse, beyond this area is the kitchen garden. The kitchen garden is

now overgrown but is well laid out with raised beds which could once again be restored and be productive. Beyond this area is the septic tank.

## COUNCIL TAX Band G

**Viewing** Strictly by Appointment. Please contact us on 01803 866336 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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