

THE PRINCIPAL PORTION OF A HANDSOME GRADE II LISTED GEORGIAN TOWNHOUSE OFFERING EXTENSIVE FIRST AND SECOND FLOOR ACCOMMODATION AND A REAR GARDEN/YARD WITH POTENTIAL.



Flat 2
4 High Street
Totnes
Devon
TQ9 5RY

Offers in the Region Of
£350,000

Ref: DRO1614

* GEORGIAN TOWNHOUSE * GRADE II LISTED * FIRST & SECOND FLOOR * REAR GARDEN *



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

The principal portion of a handsome Grade II listed Georgian townhouse offering extensive first and second floor accommodation and a rear garden/yard with potential.

SITUATION

4 High Street occupies a prominent position in the beautiful and historic High Street. This ancient market town is famed for its fine period buildings, colour and diversity. There is an interesting range of small shops, cafes, restaurants, galleries and excellent educational provision. Nearby Dartington Hall, about 2 miles, is a celebrated centre for the performing arts and progressive education. The surrounding South Hams countryside is ideal for outdoor pursuits and the beautiful South Devon coast is within short motoring distance. In addition, Totnes benefits from a mainline railway station to London Paddington.

DESCRIPTION

4 High Street is a fascinating and elegant period terraced property that requires updating and improving. The house could continue as a potential investment property for renting or be reunified to form a superb period maisonette of extensive proportions and retaining some character features. Of particular note are the lovely front aspect Georgian sliding sash windows. The rooms are bright and generously proportioned and the majority of the house benefits from gas central heating. Outside is a first floor decked area with steps down to a fenced rear garden yard. To conclude; 4 High Street provides a very rare opportunity to purchase an important period house offering significant versatility and exciting scope for further improvement and development in the beautiful and historic High Street.

ACCOMMODATION

Shared front door into communal entrance with glazed inner door to:

HALLWAY

With understairs cupboard and staircase to half landing with radiator leading up to further landing and door to:

SITTING ROOM

Front aspect Georgian window looking onto the historic High Street. Period built-in cupboard and radiator. From Landing (previously mentioned) stairs lead up to an additional landing with door to:

ENTRANCE HALL

With built-in cupboard housing gas meter.

BATHROOM

Part tiled with white suite comprising paneled bath with mixer taps and shower unit above, pedestal wash basin and W.C. Airing cupboard with hot water cylinder. Radiator. Door from Entrance Hall (previously mentioned) to open plan:

KITCHEN/DINING/SITTING ROOM

The kitchen area is fitted with a range of pine finished wall and base units with a range of pine finished wall and base units, rolled edge worksurfaces and tiled splashbacks. Inset 1 ½ bowl sink with mixer taps. Plumbing for washing machine. Ample appliance space. Gas cooker point. Wall mounted gas boiler for central heating and hot water. Dining area with space for large table and chairs. Radiator. Opening into sitting area with two radiators, television lead and sliding Upvc patio doors to decking/balcony. Good town and countryside views. Stairs from landing (previously mentioned) up to an additional landing and door to:

BEDROOM/LIVING ROOM

Front aspect Georgian window and radiator. Stairs from Landing (previously mentioned) with radiator up to the top floor with pine door to:

ENTRANCE HALL

With exposed roof beams and door to:

SHOWER ROOM

Comprising single cubicle with electric shower unit, small wash basin and W.C. Exposed roof beams and storage cupboards. Extractor unit.

LIVING ROOM

A character attic style roof with exposed beams, double aspect velux style window. T.V. aerial leads and radiator. From stair (previously mentioned):

TOP FLOOR LANDING

With fitted shelves and door to:

BEDROOM

Double aspect windows, the front aspect enjoying views over historic roof tops to countryside beyond and a similar view from the rear window. Character sloping wall and radiator.

OUTSIDE

Tilt and slide patio doors (previously mentioned) lead out onto a First Floor Decked Area, enjoying fine town and countryside views with metal balcony railings. Staircase down to a rear garden, almost square in shape, being currently gravelled with shrub borders and attractive period stone walling.

DIRECTIONS

From Rendells office continue up Fore Street and proceed under the arch into High Street. After a short distance the door to Number 4 will be found on the left hand side next to Holly Keeling Interiors.

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.

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