

HIGHLY INDIVIDUAL 1970S RETRO STYLE LINK DETACHED HOUSE WITH POTENTIAL FOR IMPROVEMENT, CLOSE TO THE CENTRE OF THIS MUCH FAVOURED VILLAGE.



The Old Woodyard
Broadhempston

Totnes

Devon

TQ9 6BL

Offers in the Region Of
£330,000

Ref: DRO1598

* LINK DETACHED HOUSE * CLOSE TO VILLAGE CENTRE * COUNTRYSIDE VIEWS * DRIVEWAY PARKING
* IN NEED OF SOME MODERNISATION * SINGLE GARAGE * LAWNED GARDENS * 3 BEDROOMS *



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

Highly individual 1970s retro style link detached house with potential for improvement, close to the centre of this much favoured village.

Description

The Old Woodyard is a unique and well proportioned house offering spacious and bright accommodation with oil fired central heating and part double glazing. There are 3 bedrooms, an excellent sized sitting room and a first floor studio with balcony, enjoying countryside views. To the side of the property is an integral single garage together with ample parking and lawned garden. To conclude; The Old Woodyard presents an unusual and increasingly rare opportunity to acquire a house of unique design offering a great deal of potential for refurbishment in one of South Devon's most popular country villages.

Situation

The Old Woodyard stands close to the square in the centre of the village of Broadhempston which has a Primary School, Post Office, local Shop and a choice of two Pubs/Restaurants, one the Monks Retreat being only a short walking distance away. The Old Woodyard is well situated for easy commuting to all the neighbouring towns with Torbay, Newton Abbot and Totnes all within easy travelling. Broadhempston village is a short distance from the main A38 between the cities of Exeter and Plymouth, both of which would be within easy commuting. Both Newton Abbot and Totnes (each about 15/20 minutes drive) offer mainline railway stations to London Paddington.

ACCOMMODATION

uPVC double glazed door into:

Entrance Porch

Double glazed windows to the front and side aspects, uPVC double glazed window to the rear hallway, vinyl floor covering, shelf, step up and glazed door with side windows into:

Hallway

Door to:

Sitting Room/Dining Room *29' 11" x 13' 11" (9.11m x 4.24m)*

Double aspect with uPVC double glazed windows having strip lights over, two radiators, fireplace with slate hearth and wooden mantle with fitted shelving, tv point, door to:

Kitchen/Breakfast Room *19' 3" x 8' 11" (5.86m x 2.72m)*

Double aspect with uPVC double glazed windows to the front and side, vinyl floor covering, radiator, "Rayburn Nouvelle" oil fired white stove, range of 1970's fitted wall cabinets, cupboards and drawers with work surface over, stainless steel sink with hot and cold taps, drainers to each side and tiled splash back, tall standing cupboard, shelf on chrome supports to one side, space for freestanding electric oven, range of pine fronted cupboards with roll edge work surface over and decorative oak cupboard above, bt point, central heating control, door to:

Utility Room *10' 4" x 8' 11" (3.15m x 2.72m)*

uPVC double glazed window to the side aspect, double glazed door to the side garden, vinyl floor covering, radiator, fitted sink unit with stainless steel sink, door to storage cupboard with shelf and electric meter and consumer unit. From the hallway an arch way opens into:

Rear Hallway

uPVC double glazed window to the entrance porch, electric radiator, alarm control unit, doors to various rooms:

Bedroom One *13' 3" x 11' 5" (4.04m x 3.48m)*

uPVC double glazed window to the front aspect, radiator, fitted wardrobe with sliding doors, pedestal wash basin and tiled splash back, shaver point.

Bathroom

Radiator, white suite comprising pedestal wash basin, tiled splash back, W.C. Panel bath with tiled surround, shower cubicle with tiled surround and electric shower unit, wall heater, shaver point.

Cloakroom

uPVC double glazed window to the rear aspect, chrome heated towel rail, white suite comprising pedestal wash basin with hot and cold taps and tiled splash back, W.C. Wall heater, shaver point, mirrored wall cabinet, door to cupboard with shelving and hatch to the roof space.

Bedroom Two *11' 5" x 9' 11" (3.48m x 3.02m)*

uPVC double glazed window to the side aspect, radiator, fitted wardrobe with sliding doors.

Stairs

A carpeted open waxed pine staircase rises up to the first floor with uPVC double glazed window to the rear aspect.

FIRST FLOOR

Studio *29' 8" x 14' 4" (9.04m x 4.37m)*

Double aspect with uPCV double glazed window and door to the balcony, uPVC double glazed window to the rear aspect, pine floor boards, pine paneled ceiling.

Balcony

Paved surface, fine views over the open country side.

Bedroom Three

Boarded floor, pine paneled sloping ceiling, eaves storage concealed by curtains.

Airing Cupboard

Fitted slatted shelving.

Dressing Room

Pine floor boards, hanging rail, burglar alarm box.

Cloakroom

Pine floor boards, white suite comprising pedestal wash basin, hot water system and tiled splash back, W.C. Shelf, shaver light.

OUTSIDE

Front Garden

Wrought iron gates flanked by stone walls open onto a tarmac driveway which provides parking for two vehicles and leads up to the garage on one side. To the far side is a plant border. There is a raised level lawn in front of the property with a stone wall border. Paved steps then rise up to a small paved patio where the front door to the entrance porch can be found. There is an outside light and alarm box. There is a further level lawn and concrete pathway to the front of the property with panel fencing to the boundary.

Single Garage

With metal up and over door.

Side

A concrete pathway with stonewall and mature hedging to one side leads to the rear of the property. To this side is a raised plastic oil tank, two coal bunkers, a water tap and space for storing wheelie bins etc. To the far end is a timber built garden shed with felt pitched roof, windows and a small plant border to one side.

Rear

A concrete pathway with a high stone wall to one side leads up to a door opening into the garage.

Services

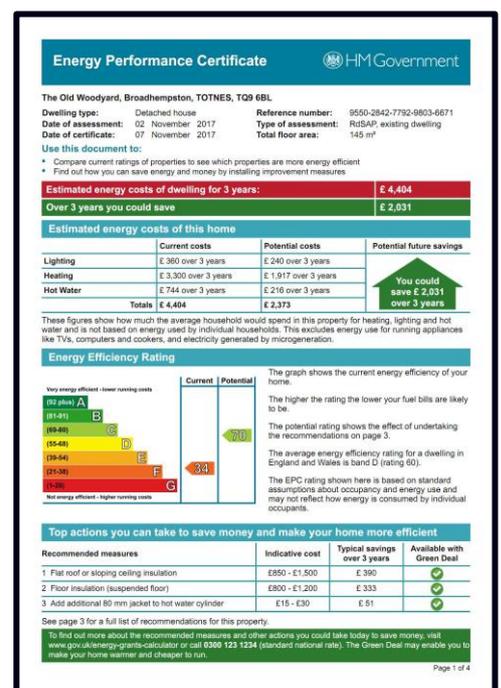
The property is connected to main services to include: water and electricity. There is oil fired central heating and private drainage.

Local and Planning Authority

Teignbridge District Council. www.teignbridge.gov.uk. 01626 361101.

Plans & Maps

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