



Pear Tree House



Pear Tree House

Bow Road, Harbertonford, Devon, TQ9 7TQ

Totnes 3 miles, A38 7 miles, Kingsbridge 9.8 miles

A superb detached house with a large garden in a sought after village.

- A sought after village location
- Large gardens and grounds
- Double garage
- No onward chain
- Superb open plan kitchen/breakfast room with doors out onto the south-facing patio
- River frontage
- Off-road parking for at least 5 vehicles plus
- In all over £3,000 sq ft

Guide Price £740,000

SITUATION

Harbertonford is a pretty and unspoilt village situated on the banks of the river Harbourne, which follows through Harbertonford into Bow Creek and onward towards Dartmouth.

The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes on the River Dart is approximately 3 miles away, being a popular medieval market town with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes.

Totnes has both primary and secondary schools, supermarket and is approximately 7 miles away from the junction to the A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

DESCRIPTION

The house was built by a well-regarded local builder approximately 28 years ago and has been a superb family home for the vendors in that time. The house occupies a prime position at the end of a private road, which is shared by the three properties. With its large garden adjoining the River Harbourne, the house will attract many potential purchasers seeking a peaceful and tranquil property.



ACCOMMODATION

Door into entrance hall with stairs rising to the first floor landing. Door into one of the two studies, with a large window to the front. Sitting room, which is a very bright room, owing to the two large window openings, a fireplace with a brick and slate hearth with wood burning stove. Dining room/snug with patio door out onto the rear paved terrace which opens out into the fantastic kitchen/breakfast room with a bespoke range of base and eye-level kitchen units and a large central island with Belfast sink and instant hot water tap. Space for a double range and space for a freestanding fridge/freezer. Utility room (please note the stained glass window will be removed), door to WC. Utility room with space and plumbing for washing machine and tumble drier, further sink, Worcester gas-fired boiler. Door to the outside and to the entrance drive and door into the craft room. A point to note, the kitchen and utility room have underfloor heating. Upstairs there are a total of four bedrooms, the main bedroom with fitted triple wardrobes, a superb view over the rear garden, door to walk in wardrobe and door to en-suite shower room with a large walk-in shower. Family bathroom and adjoining this is a storage room which has the plumbing in readiness to make it into an en-suite shower room, if desired.

OUTSIDE

The property benefits from a large plot of about 0.4 acres which, from the rear stone terrace, is a large level area of lawn, a number of fruit trees with a small ditch leading to a wild flower area with fruit trees, a weeping willow. The far end of the garden backs down to the River Harbourne. This is a fantastic area to sit and enjoy the local wildlife. Around the side of the house there is a further area of lawn with herbaceous borders leading round to the vegetable garden, which include a fruit cage and a large water butt for collecting rainwater. The double garage has power and electric connected with a small workshop to the side which is accessed by a side door and an external set of galvanized steel steps providing access to the storage area above. Please note that the lamp post will be removed.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

From Totnes proceed into Harbertonford taking the second left turning into Old Road, passing the Post Office on your lefthand side. Take the first righthand turn onto Bow Road and continue for approximately 100 yards and take the first righthand turn into the private, shared road, down to the end where Pear Tree House is the last house with the blue door garage.





Rating	Score Range
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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EU Directive 2002/91/EC

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

