



Buckland, Higher Court Barns,







Buckland, Higher Court Barns,

Littlehempston, Totnes, , TQ9 6LU

Totnes: 2.2 miles Dartmouth:16.5 miles Exeter: 25 miles

A high quality barn conversion with vaulted ceilings in a highly sought after village location

- Superb barn conversion
- Superb open plan Kitchen/Dining/Sitting room
- Three double bedrooms
- Family bathroom
- Council Tax band pending
- High quality fittings throughout
- Separate Sitting room
- En Suite shower room
- Freehold

Guide Price £625,000

Stags Totnes

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SITUATION

Buckland, Barn 1, Higher Court Farm is one of four newly converted single storey barns situated within the parish of Littlehempston, South of the A381 Totnes to Newton Abbot Road. The village has a church and a popular community run inn (The Tally Ho). The property lies within convenient reach of the towns of Totnes and Newton Abbot, whilst being set in a rural location. There is a mainline railway station in Totnes to London. Nearby Totnes is about 2 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. The cities of Exeter and Plymouth are both within easy commuting distance.

DESCRIPTION

The handsome courtyard of Barns have been superbly converted to a very high standard. The conversion has ensured that there is an abundance of natural light and feeling of space throughout the property. Higher Court Barns were formally an iconic farmstead in this fantastic location in this Devon Valley, renowned for its Orchards. Buckland Barn offers splendid open plan living with double doors opening out to the patio, leading onto level lawns within the stone walled garden. Vaulted ceilings throughout with bi-fold doors opening out from the sitting room.

ACCOMMODATION

The shared courtyard and parking area leads to the front door with entrance hall. Karndean vinyl flooring in the main entrance hall which leads to the open plan living area. Ground floor WC. The open plan kitchen/sitting room has an exposed 'A' frame wooden beam with vaulted ceilings, inset spotlights, large roof light, with dual aspect with views over the meadow, double doors opening out with a few steps down to the patio, which enjoys views over the stone walled garden and the meadow beyond. The kitchen has been fitted with good quality wall and undercounter units, solid wooden worktops and splashbacks with integrated Neff fridge/freezer. Free standing electric Rangemaster Cooker with five ring induction hob and Rangemaster Extraction Hood, integrated Bosch Dishwasher, a sink and a half Franke drainer with mixer tap. Recycling Refuse draw, integrated Lamona Microwave.

There is a separate sitting room with bi-fold doors. The bedroom wing has a spacious hall with vaulted ceilings and large roof lights and a large storage cupboard housing the hot water cylinder. At the far end is the Master Bedroom with a dual aspect partial vaulted ceiling, inset spotlights. Ensuite with large Porcelanosa shower enclosure, Porcelanosa hand wash basin, vanity unit and W.C. Underfloor heating in bathroom.

There are two further good size bedrooms which share a 'Jack and Jill' bathroom with Porcelanosa bath and shower over, with fully tiled surround, Porcelanosa tiles, Porcelanosa hand wash basin, vanity unit and W.C. Underfloor heating in bathroom. Particular attention has been paid to the History of the building with exposed stonework and architectural wooden features, in one of the guest rooms.





GARDENS AND GROUNDS

There is courtyard parking to the front of the property for one/two vehicles. Double doors with steps lead down to a stone patio and garden taking in views over the surrounding meadow and with grass level lawns and pedestrian access gate to the rear.

ADDITIONAL LAND

Additional land is available by separate negotiation. There is a paddock directly behind the courtyard of barns and a further 27 acres a short distance from the properties, the other side of the community owned orchard. This orchard can be utilised by the residents of the hamlet and is a key selling feature to enjoy.

MANAGEMENT COMPANY

Each purchaser will become a director of a management company which will be set up in order for the owners to manage any communal areas.

SERVICES

Mains electricity, with Electrorod digiline electric heating, mains water, private drainage (shared drainage system between the four barns). The electricity for the drainage system is supplied from unit 1 with sub meter. EPC certificate pending as the barn is a new build property.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From the A381 Totnes to Newton Abbot Road turn off, signposted Littlehempston just to the south-west of the Pig and Whistle Public House. Proceed into the village over the stone bridge and before reaching the railway bridge, turn right towards Uphempston. Higher Court Barns will be found on the right-hand side. What3words address is <https://w3w.co/knees.warthog.possibly>



Total area: approx. 133.9 sq. metres (1441.5 sq. feet)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	44
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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Higher Court Barns