



Stoop Cellars



# Stoop Cellars

Broadhempston, Totnes, Devon, TQ9 6AX

Newton Abbot 5.6 miles, Totnes 4.7 miles, Exeter 24.8 miles.

A superb barn conversion with annexe and 2 holiday cottages in grounds of 0.7 acres, in a highly sought after village

- An abundance of characterful features
- Flexible living accommodation in the house
- 1 bed annexe
- 2 superb holiday cottages
- Substantial off road parking
- Mature and well landscaped gardens
- Council Tax Band G
- Freehold

Guide Price £1,650,000

## SITUATION

The property lies in a highly convenient location just on the edge of Broadhempston. The village provides a recently built village hall, community shop with Post Office, primary school, two public houses and playing fields. Surrounding, the popular towns of Totnes, Newton Abbot and Ashburton, all lie within six miles. Totnes is a historic medieval market town at the head of the River Dart. It offers day-to-day amenities and has a reputation for music, art, theatre and natural health. Both Totnes and Newton Abbot have rail stations. The A38 Expressway is a convenient 3½ miles, linking to the M5 at Exeter.

## DESCRIPTION & ACCOMMODATION

Stoop Cellars includes a fabulous range of properties which remain unlisted, yet in the protection of a conservation area. The vendors have improved the property during their 17 years at the house, with three elevations having had the windows replaced with Iroko hardwood double glazed units. The vendors converted a Linhay into a stunning holiday let in 2017. The land, which extends to about 0.7 acres, has a spring water supply which feeds the pond which is currently home to some Indian Runner ducks.

Stoop Cellars was originally the cider press for Broadhempston, with two of the millstones remaining within the grounds. The term 'Stoop' is a Devonshire term for the mulched apple which goes into the cider press.

From the parking area there is an opening into a private walled garden with a wisteria and a water feature in the corner. An entrance porch provides access into the superb open plan kitchen/sitting room which is open upto the eaves of the first floor, allowing much light to flood into the property. A slate floor runs throughout this room. At the sitting room end there is a Woodwarm wood burner and bi-folding patio Iroko doors out onto the south-facing patio. At the kitchen end, there is a Stanley range with a shaker-style handmade range of kitchen units with unistone tops, Belfast sink and a 3-oven Cookmaster range with 7 gas burner hobs with extractor over. There is space and plumbing for a dishwasher and an American-style fridge/freezer with a pantry storage cabinet to the side.



## ACCOMMODATION CONTINUED

On the ground floor there is an opening through to the inner hallway which has a tongue and groove maple floor, door to the utility room with plumbing and space for a washing machine and tumble drier, together with a WC. From here onwards, a separate annex was created on the ground floor comprising a well fitted shower room, with a large walk-in shower. Door to bedroom 4, a large double room with a south facing window. Door to a sitting room, again with window facing south. Part glazed timber door through to a secondary kitchen with a range of base and eye-level kitchen units with a ¾ size dishwasher, plumbing for a washing machine and a freestanding electric cooker with 4-ring hob over and extractor. Door to outside.

From the sitting room end a flight of stairs leads up to the first floor mezzanine area, which is utilized as a sitting room with fabulous views over the village. Part glazed door leads through to the main landing, with doors to the family bathroom with a separate walk-in shower and high level WC, wash hand basin and bath. The entirety of this area has the tongue and grooved maple floor. Door to bedroom 1 (double) with an en-suite shower room, with the bedroom enjoying a view over the garden to the west. Bedroom 2 has a window seat and stone fireplace with a woodburning stove (not in use). Bedroom 3 (double) with window seat.

## STOOP STABLES

Opposite the house is the former linhay, which has now been converted into Stoop Stables. The conversion allows for disabled guests to stay, with the widened doorways throughout. On the side of the holiday let is a useful workshop with a bin/recycling area and where the Air source heat pump is located.

The open plan kitchen/sitting room has much of the original stable character, with the manger and timber from the original stable being used for the conversion. The exposed 'A' frame ceiling timbers are a fantastic focal point of the room. There is a fully fitted kitchen with two double bedrooms, one with two single beds and an adjoining shower room with a large walk-in shower. The main double bedroom has an adjoining bathroom. Underfloor heating throughout.

## STOOP COTTAGE

Stoop Cottage is located at the far end of the main house. A porch provides access to the open plan kitchen/sitting room with a fully fitted kitchen, original exposed floorboards, large ceiling beam and log burner. There is an under-stairs cupboard with space and plumbing for a washing machine. Up the stairs there are two double bedrooms with one set up as a twin room and all rooms enjoying good rural views. The well-fitted family bathroom has a shower over the bath with great pressure from the unvented hot water cylinder.

## GARDENS AND GROUNDS

The main area of garden lies to the west of the property, a relatively level area of garden with mature herbaceous borders. A variety of apple, pear and a Medlar tree, bounded by a beech hedge at the far end. The gardens extend around the stream, which flows, presumably, from a former butter well into the pond, which in turn flows out to the adjoining stream. There is a timber summerhouse overlooking the pond, which the vendors use as a studio, with a further open-fronted timber store as a workshop. There are a number of raised beds, with a greenhouse and fruit shrubs including gooseberry, redcurrant and blackcurrant. There is a wood shed below the drive.

## SERVICES

Stoop Cellars benefits from the air source heat pump via a heat exchanger fed from Stoop Stables. There are additional wood burners for heat and the solid fuel Stanley. Stoop Cottage has a wood burner for heat, whereas Stoop Stables has the air source system. Mains electricity and mains water are connected to all. There is a solar array on the roof of Stoop Cellars, with a solar boost facility which diverts electric into the immersion tanks instead of being exported to the national grid. There are two Clargester private treatment plants within the grounds, which serve all three properties. There is bottled LPG gas for the hob in Stoop Cellars' kitchen.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## VIEWING

By appointment with Stags agents on 01803 8654545.

## DIRECTIONS

Approaching Broadhempston from the A384 and Staverton, continue through Staverton and at the entrance to the village at Vicarage Cross, turn left and follow the hill down towards the centre of the village, Stoop Cellars is found on the left hand side over a gravelled drive.

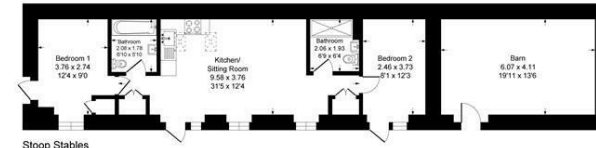


These particulars are a guide only and should not be relied upon for any purpose.

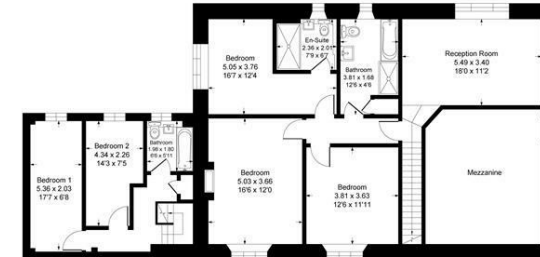


### Stoop Cellar, Broadhempston, Devon, TQ9 6AX

Approximate Gross Internal Floor Area (Main House) = 237.3 sq m / 2554 sq ft  
 Stoop Stables Area = 82.4 sq m / 888 sq ft  
 Stoop Cottage Area = 64.3 sq m / 692 sq ft  
 Total Area = 384.1 sq m / 4135 sq ft  
 Courtyard Area = 73.3 sq m / 789 sq ft

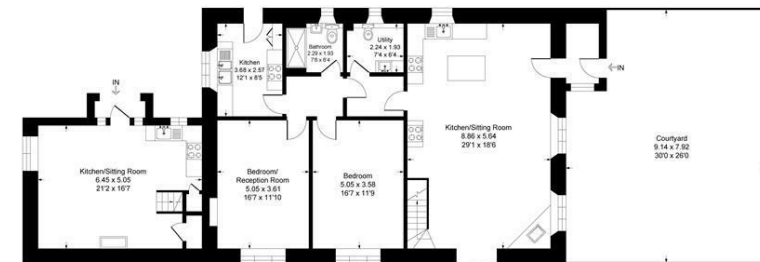


Stoop Stables



Stoop Cottage

First Floor



Stoop Cottage

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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01803 865454



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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