



Hunters Lodge



Hunters Lodge

Broadhempston, Totnes, Devon, TQ9 6AZ

Totnes 5 miles, Newton Abbot 6 miles, Exeter 23 miles

A recently rebuilt Grade II Listed thatched property on the edge of a highly sought after village with large garden and grounds extending to approx. 0.6 acres.

- A substantial characterful home
- Well-flowing spacious reception rooms
- Detached double garage with room over
- Off street parking for at least 6 vehicles
- Grade II Listed rebuilt with traditional materials yet modern plumbing and electrics
- First class craftsmanship on the renovation
- Large formal garden with fantastic south-facing walled patio area
- Small Paddock

Guide Price £899,000

SITUATION

Hunters Lodge is located in the pretty village of Broadhempston which has a village hall, community shop with post office, primary school, playing fields, church and two well-regarded public houses. It is a pleasant country village situated approximately 5 miles from Totnes and 6 miles from Newton Abbot.

DESCRIPTION

This fantastic Grade II Listed property was completely rebuilt about 6 years ago using traditional methods, owing to its listed nature. A high degree of craftsmanship and materials have been used with the rebuild project and the vendors sell the property in a very good condition. It is rare to have a characterful home with modern services and would appeal to family buyers looking to purchase a characterful home in such a sought after village.

ACCOMMODATION

A path winds from the off-road parking area and garage to the southern elevation of the property. There is a door into the garden room, however the main access to the house is further around the paved patio and through into the kitchen/breakfast room. The kitchen has a limestone Travertine floor with a bespoke range of base and eye-level kitchen units with a marble worktop incorporating a double sink, a built-in Neff dishwasher. There is an electric 3-oven Aga and space for a freestanding fridge/freezer. A pair of oak doors lead through to a study with exposed ceiling timbers and window overlooking the patio.



At the far end of the kitchen the inner lobby provides access to the well-fitted utility room, which houses a Megaflor hot water pressured tank and space and plumbing for a washing machine, tumble drier and a built-in Belfast sink. Door to shower room with large walk-in, fully tiled, shower and door through to the dining room, again with a Travertine floor, doors providing access to the additional rear patio and door to a very useful boot room with door to the front of the property.

The large sitting room has an engineered oak floor and some exposed ceiling timbers. There are two fireplaces, one with a Yeoman wood burning stove, a door to a newel staircase rising to the first floor and the main oak stairs to the first floor. Garden room, with painted pine floorboards under a slate roof providing all-year-round enjoyment of the garden and grounds. Upstairs there are three double bedrooms, all enjoying exposed ceiling timbers and floor boards. The main bedroom enjoys multiple windows overlooking the paddock area to the side and the newel staircase down to the sitting room. Family bathroom where there is a large bath and cupboard for storage.

GARDENS & GROUNDS

The property benefits from a large east and south-facing patio with raised stone flowerbeds, sheltered by a tall stone wall with side access gate onto the village lane. There is an attractive timber pergola with climbing roses providing some shelter. This patio extends around the garden room passing a beautiful shed where the boiler is housed and around to a further west-facing patio with a flight of stone steps up to the paddock area. The paddock area is kept as a further area of lawn with a productive vegetable patch to the rear and a number of useful timber storage sheds. From here there are fantastic views towards Dartmoor.

The main formal area of level lawn includes some mature herbaceous borders and bounded by attractive stone walls. There is an apple tree and a concrete base upon which the vendors' observatory sits. Please note that the vendors will remove the observatory prior to completion of the sale.

The detached double garage is clad in timber, providing parking for two vehicles with further work benches and an internal flight of stairs providing access to the first floor level where an office or guest bedroom could provide further letting or annex accommodation (subject to the relevant consents).

SERVICES

Mains electric and water, drainage via a septic tank and oil-fired central heating.

LOCAL AUTHORITY

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

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From Totnes proceed on the A381 to Newton Abbot. At Red Post Cross turn left, signposted to Broadhempston and continue upon reaching the edge of the village. At Vicarage Cross you will see the property in front of you but turn left and then immediately right onto the parking area in front of the double garage.



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

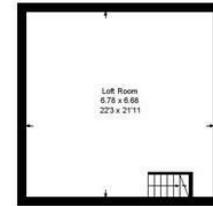


Hunters Lodge, Houndgate, Broadhempston, TQ9 6AZ

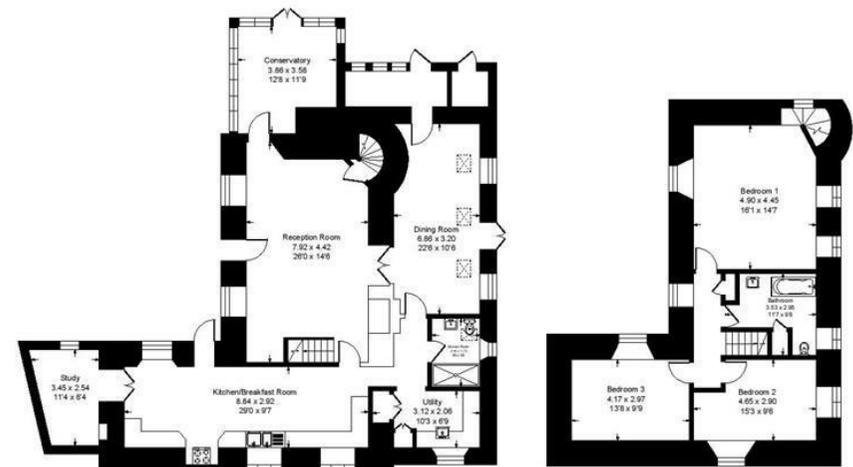
Approximate Gross Internal Floor Area = 254.0 sq m / 2735 sq ft
 Garage Area = 85.3 sq m / 918 sq ft
 Total Area = 259.3 sq m / 2822 sq ft



Garage



First Floor Above Garage



Ground Floor

First Floor

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



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		
(1-20)	G		
Not energy efficient - higher running costs			
		53	70
England & Wales		EU Directive 2002/91/EC	

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