



Pear Tree Orchard



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Harbertonford, Totnes, Devon, TQ9 7TQ

Totnes 3 miles, A38 7 miles, Kingsbridge 9.8 miles

A substantial detached village home with spacious accommodation and large well stocked gardens.

- An attractive village property
- Large kitchen/breakfast room
- Superb south-facing raised deck
- Access to the River Harbourne
- Extensive accommodation of over 2,200sqft
- Large gardens and grounds
- Off-street parking for at least 3 vehicles
- Integral double garage

Offers In The Region Of £745,000

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

This well-built, detached village property was built in 1995 and is offered to the market for the first time since it was built. The property benefits from an area of private drive to the front of the double garage, with a cider apple tree and a level area of lawn to the front. The accommodation is expansive and arranged over two floors with a fantastic kitchen with multiple openings onto the raised Millboard decked area, which in turn leads down to the large garden.



ACCOMMODATION

From the private parking area, a door leads into the staircase reception hall with door at the far end into the bright sitting room, with windows to the front and patio doors to the southern elevation providing access onto the raised deck. From the hall a door leads through to the large dining room with a stone-faced fireplace with slate hearth and a gas-fired wood burning effect stove. Patio doors to the southern elevation onto the raised deck and access through to the large kitchen/breakfast room. This bright and airy room has access onto the raised deck with multiple windows overlooking the expansive garden with views over the pond and bridge below. The kitchen has a range of base and eye-level kitchen units with a number of integrated appliances, including a Neff dishwasher, integrated refrigerator and a 4-ring gas hob with extractor over, Redfyre mains gas-fired stove for cooking, central heating and hot water. The kitchen has a tiled floor.

Door to the utility room with tiled floor and door to outside. Space and plumbing for a washing machine and tumble drier. Door to ground floor WC and door into the integrated double garage with an electrically operated garage door. Within the garage there is electricity and where a chest freezer could be located.

Stairs rise to the first floor landing with door to bedroom 1, with two windows to the south overlooking the garden with a walk-in wardrobe and en-suite shower room with large shower cubicle with a mains pressure shower. There are a further three double bedrooms with bedroom 2 at the far end, which has the airing cupboard and access to the eaves storage and a Velux rooflight. The family bathroom has a shower over the bath and a view to the front.

GARDENS & GROUNDS

The area of garden across the entrance drive there are two espalier fruit trees on the far stone wall, one being a plum and the other a pear tree. The main area of garden is behind the property and is accessed from multiple openings from the property or from the pathways at either end of the house. The well-landscaped and stocked garden has significant herbaceous borders with a number of mature camelia and azalia shrubs. The gardens are almost level with a pond with stone-faced stream with a pretty timber bridge providing a good focal point. At the far end of the garden there is a paved seating area with five silver birch trees.

At the far end is the River Harbourne with a few steps providing access down to the river. It is noted that the property has never flooded, however, the lower area of garden did in 1998, but from 2002 Environmental Agency have put in a flood defend. On the western elevation there is a timber garden shed with power connected and an adjoining potting shed, power connected, greenhouse and an area of fruit garden with some raspberry canes.

SERVICES

Mains gas-fired central heating, mains water and mains drainage.

VIEWING

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

LOCAL AUTHORITY

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

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, where Pear Tree Orchard is located.



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

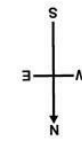


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

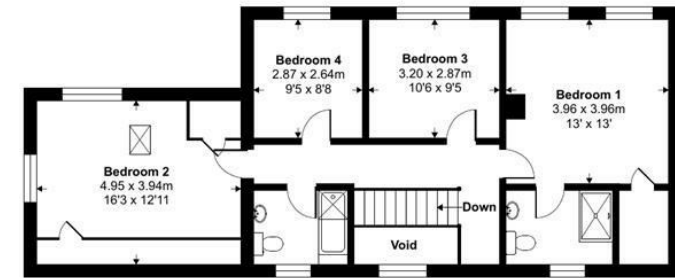
totnes@stags.co.uk

01803 865454

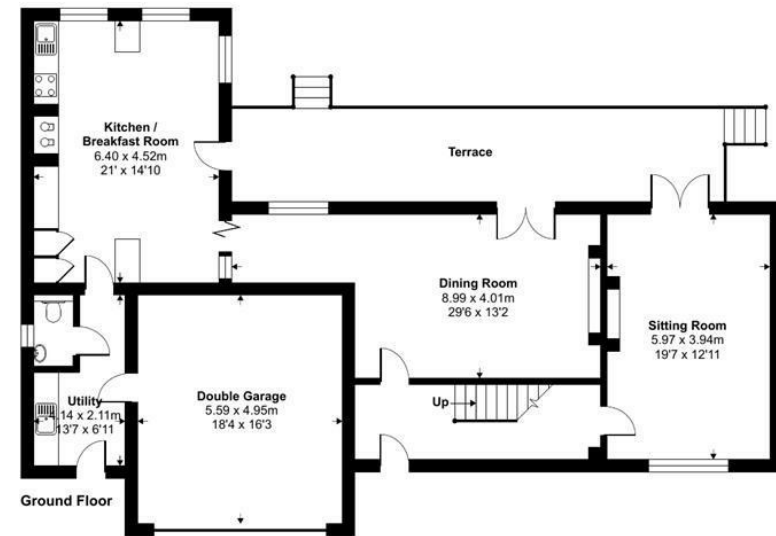


Approximate Area = 2283 sq ft / 212 sq m (includes garage & excludes void)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2021. Produced for Stags. REF: 816521



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