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4 Woodcourt Road

4, Woodcourt Road, Harbertonford, Totnes, TQ9 7TY



### SITUATION

Harbertonford is a highly regarded and unspoilt village set along the banks of the River Harbourne, which flows through the village towards Bow Creek and on to Dartmouth. The village offers a primary school, church, village hall and a well-used store with Post Office.

The nearby town of Totnes lies approximately 3 miles away and is a popular medieval market town with a strong creative spirit, characterised by its independent shops, cafés and Norman castle. Totnes provides a full range of amenities including primary and secondary schooling, two supermarkets and a mainline railway station with direct services to London Paddington. The A38 Devon Expressway is approximately 7 miles distant, offering swift access to Plymouth and the cathedral city of Exeter, together with its international airport.

### DESCRIPTION

Occupying a tucked-away position within the village, 4 Woodcourt Road is a beautifully renovated mid-terrace cottage which combines the charm and proportions of a traditional 19th century stone-built home with the clean lines and comfort of contemporary design.

The property has been comprehensively refurbished to a high standard throughout and now offers a stylish yet practical home, equally suited as a principal residence or a low-maintenance country retreat.

The accommodation is thoughtfully arranged over two floors and is complemented by quality finishes, character features and a warm, inviting atmosphere throughout.

### ACCOMMODATION

The front door opens into a bright open plan living room and kitchen, creating an inviting and practical main living space. The sitting area provides room for seating and dining and features attractive stone-effect flooring, a Flavel wood burning stove set within a recessed fireplace, and useful built-in storage.

The kitchen is fitted with bespoke units and a range of integrated appliances, offering a

well-designed and functional space for everyday living.

Stairs rise to the first floor where there are two bedrooms, both enjoying vaulted ceilings, stripped wooden flooring and decorative stained glass detailing above the doorways. The principal bedroom comfortably accommodates a king-size bed, while the second bedroom provides an ideal guest room or home office and houses the Worcester electric combi boiler within a storage cupboard. The bathroom is finished to a high standard and comprises a bath with shower over, WC, wash basin with storage beneath and a heated towel rail.

### OUTSIDE

The property is approached directly from Woodcourt Road. While there is no private garden, there is space immediately outside the property suitable for placing a small table and chairs, providing an area to sit out and enjoy the village setting.

Parking is available locally, with a residents' parking permit obtainable for a small annual fee via the football club on Woodcourt Road.

### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating and electric underfloor heating to the ground floor.

According to Ofcom, superfast broadband and good outdoors and indoor mobile coverage available.

### AGENT'S NOTE

Please note that the property was staged at the time the marketing photographs were taken. The property is now vacant and all furniture has been removed.

### DIRECTIONS

From Totnes proceed on the A381 towards Harbertonford for approximately 3 miles. On entering the village, take the second turning on the right into Moreleigh Road and then turn right again into Woodcourt Road. Number 4 will be found on the left-hand side, before the entrance to the village hall.

Totnes 4 miles; A38 7 miles; Kingsbridge 9.8 miles

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A beautifully renovated 19th century mid-terrace cottage, set in the heart of this sought-after South Hams village

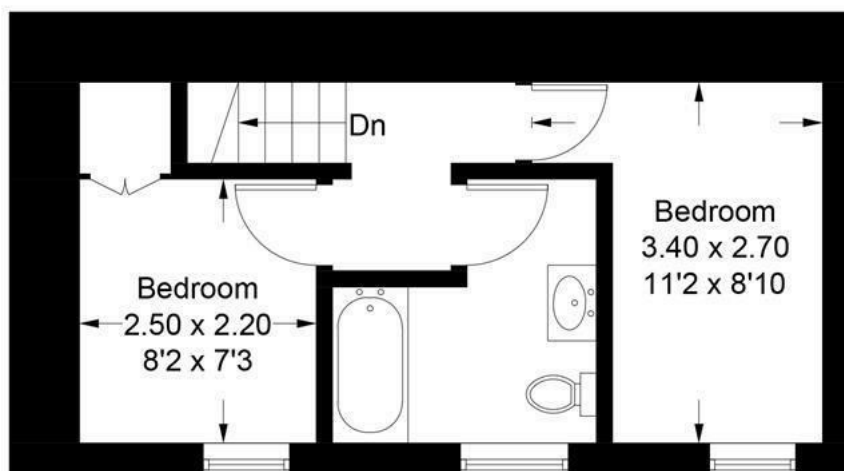
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- Impeccably renovated 19th century cottage
- Stylish open plan kitchen and living space
- Two well-proportioned bedrooms
- High quality finishes throughout
- Underfloor heating and wood burning stove
- Sought-after village location
- No onward chain
- Ideal main residence or lock-up-and-leave
- Freehold
- Council tax band B

Guide Price £260,000







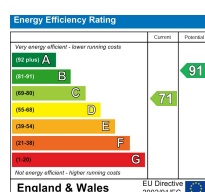
**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID849937)

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.



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