



Hemsley



Hemsley

Broadhempston, Totnes, Devon, TQ9 6AZ

Totnes 5 miles, A38 5 miles, Exeter 25 miles

A well presented and extensive bungalow in a most popular South Hams village, enjoying a charming landscaped garden and easy access to local amenities.

- Quintessential village lifestyle
- Sympathetically modernised
- Cosy separate sitting room
- Attractive 'cottage-style' garden
- Freehold
- 1412sqft of accommodation
- Impressive open plan kitchen/diner
- Master suite with dressing room
- Off-road parking and storage
- Council tax band: E

Guide Price £630,000

Hemsley is situated in the charming South Hams village of Broadhempston, which offers a community shop with a post office, a primary school, playing fields, and two popular pubs – Coppa Dolla and The Monks Retreat. The village lies about 5 miles from both Totnes and Newton Abbot, with easy access to the A38 Devon Expressway for connections to Exeter and Plymouth.

Totnes, a historic Elizabethan market town, provides excellent schools, diverse shopping, and leisure facilities, including an indoor pool and boating on the River Dart. Mainline rail services to London Paddington are available from both Totnes and Newton Abbot.

The property offers 1,412 sq. ft. of well-presented accommodation with a balance of reception and bedroom space. At its heart, the open-plan kitchen/diner features LVT flooring, underfloor heating, a vaulted ceiling, and bi-fold doors to the garden. A separate utility room, built in 2021, provides storage and garden access. The sitting room offers a cosy retreat with parquet flooring, a wood burner, and French doors to the garden.

There are two double bedrooms, including a master suite with countryside views, an en suite, and a dressing room. A third smaller double offers versatility as a bedroom or office.

Outside, there is parking for three vehicles and a store. The rear garden is an attractive landscaped 'cottage-style' retreat, where stone footpaths wind through a lawn bordered by vibrant herbaceous planting and shrubs. At the back of the plot, a charming terraced seating area captures the last of the evening sun, framed by trellises for a secluded and peaceful setting.

Oil fired central heating, shared private drainage, mains water and electricity plus surplus for the PV panels. Ofcom advises limited and likely mobile coverage, via the major providers, and standard broadband is available to the property.

What3Words: ///lawful.vowed.motored





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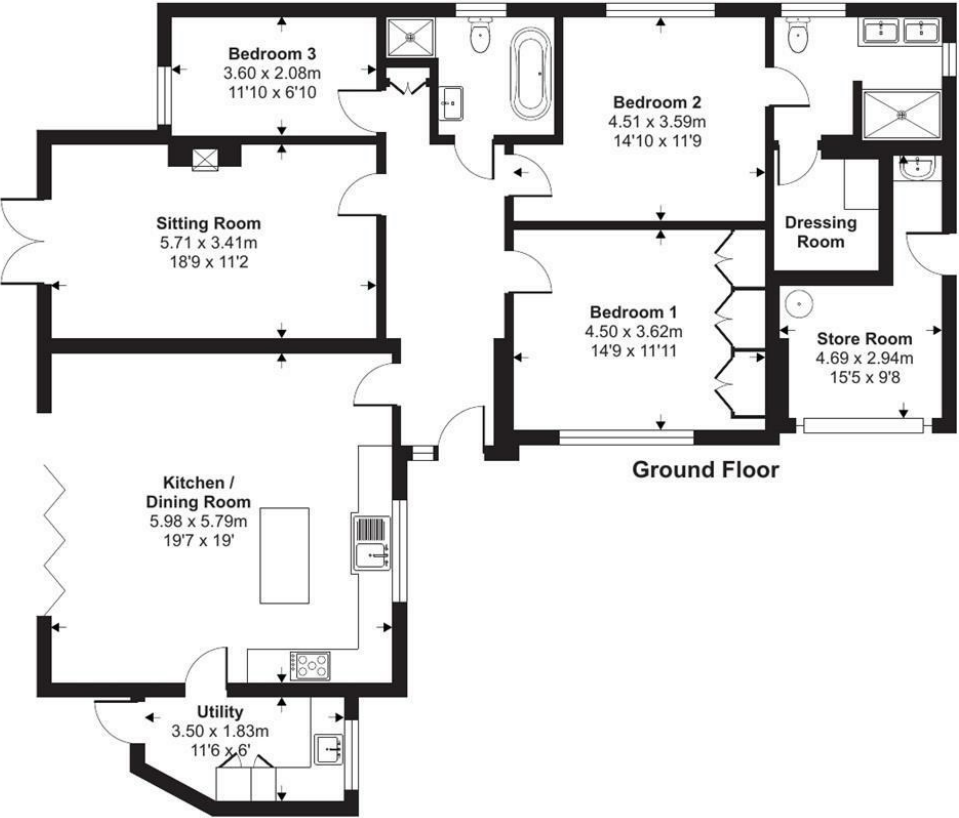


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1412 sq ft / 131.2 sq m
Outbuilding = 91 sq ft / 8.4 sq m
Total = 1503 sq ft / 139.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1256360



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