



Hemsley



Hemsley

Houndhead, Broadhempston, Totnes, Devon,
Totnes 5 miles A38 5 miles Exeter 25 miles

A fantastic contemporary bungalow with large garden, garage and parking

- 3 bedrooms
- Superb modern open plan kitchen/family room
- Sitting room with wood burner
- South facing garden
- Raised vegetable bed
- Timber summer house and single garage
- Off road parking for 3

Offers in excess of £500,000

SITUATION

Hemsley is located in the pretty South Hams village of Broadhempston which has a community shop with post office and stores at the heart of the village, primary school, playing fields, Coppa Dolla and the Monks Retreat public houses. It is a pleasant country village situated approximately 5 miles from Totnes and 5 miles from Newton Abbot, and conveniently located to the A38 Devon Expressway providing speedy access to the cities of Plymouth and Exeter.

The bustling and thriving Elizabethan market town of Totnes retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

There are mainline railway stations both at Newton Abbot and Totnes with a link to London Paddington.

DESCRIPTION

Hemsley is a fantastic well located bungalow on the edge of this favoured village. In recent years, Hemsley has been tastefully



extended to create an elegant and comfortable home. The addition of a very spacious open plan kitchen/breakfast room, with central island, study and sofa areas plus folding doors opening directly into the garden has transformed this property into a living space synonymous with modern lifestyles.

Hemsley feels light and airy with tall ceilings, has extensive oak flooring and doors, some underfloor heating, double glazed windows and high quality fixtures, fittings and appliances. The property has also benefitted from an extensive programme of refurbishment and reconfiguration including a new natural slate roof, rewiring, insulation, new flooring and installation of energy efficient oil fired boiler.

SERVICES

Mains electricity, mains water, private drainage, oil fired central heating.

LOCAL AUTHORITY

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

VIEWING

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

DIRECTIONS

From Totnes, head north on the A381/Newton Abbot road, turning left at the signpost for Littlehempston, just before the bridge to the Pig and Whistle. Follow the lane down and cross the stone bridges, under the railway trestle, and turn right at Littlehempston Cross, signed for Hemsford and Broadhempston.

At Ford Bridge Cross, turn right and continue past Hemsford, following this lane, merging once, until you reach Vicarage Cross at Houndhead. Turn right and the gates for Hemsley are just on the right.



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



Hemsley, Broadhempston

Approx. 132.5 sq. metres (1425.8 sq. feet)



Total area: approx. 132.5 sq. metres (1425.8 sq. feet)

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

totnes@stags.co.uk
01803 865454



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