

STAGS

Swallows Meet

Swallows Meet Berry

, Totnes, Devon, TQ9 6LE

Totnes: 1.5 miles, Goodrington Beach: 5 miles, A38 (Buckfastleigh): 7 miles.

A charming, characterful and well presented property situated in the leafy outskirts of Totnes with easy access back to the town.

- Attractive barn conversion
- Easy access to Totnes town
- Social reception space
- Parking & outbuilding
- Freehold
- Charming period features
- Delightful rural views
- 4 Bedrooms
- Vibrant cottage garden
- Council tax band: E

Guide Price £750,000

SITUATION

The property is located in-between the pretty village of Berry Pomeroy and Totnes. Berry Pomeroy, which has a sought-after primary school, village hall and 11th century church is an attractive South Hams village. This church, upon which much community life still centres, was featured in the film of Jane Austin's Sense and Sensibility. The village is surrounded by beautiful Devon countryside with ample opportunities for walking, riding and cycling in the midst of quiet rolling farmland.

More comprehensive needs can be met in Totnes, some 1.5 miles away. The bustling market town full enjoys a wealth of shops and recreational facilities. It is very much the gateway to, and an integral part of the South Hams, an area designated as of 'Outstanding Natural Beauty', with its magnificent countryside, and historic small towns and villages.

DESCRIPTION

Tucked away in a glorious semi-rural location, Swallows Meet offers a fine blend of a warm family home exuding charm and character. Attractive stone walls are combined with spacious rooms and vibrant gardens, with this 1990's semi-detached barn conversion perfectly balancing period features with appropriate 'mod-cons'. While making the most of its attractive setting on the edge of the town, it remains just a short walk into Totnes.







ACCOMMODATION

The layout has been thoughtfully arranged to provide a real sense of space and ease, with the living accommodation centred around a generous kitchen and dining room. The dining area is complemented by a large bay window, providing a light space to overlook the property's exceptional garden, and far reaching views towards Dartmoor. The kitchen itself is complimented by a range of wall and base white kitchen units housing integral appliances including a Neff oven, gas hob and fridge, as well as a Bosch washing machine, while the units are accompanied by stone worktops.

The sitting room is full of character, with a large whitewashed fireplace and wood-burning stove creating a cosy focal point. Large windows flood the room with natural light and offer views across the garden, while French doors open onto a decking area, creating a calm and inviting atmosphere

There are four bedrooms in total, with two on the ground floor and two upstairs. The main bedroom is particularly peaceful and has its own bathroom, while the other bedrooms are all a good size and feel nicely connected to the rest of the house.

OUTSIDE

Outside, the rear garden is well stocked with an array of vibrant and colourful herbaceous planting, including plumb and apple trees, set within well maintained lawns, borders and a lovely pond at its heart.

Within the courtyard, there is parking for multiple vehicles; opposite the house, and within the courtyard is a barn, attached to a neighbouring dwelling, that currently provides useful storage space but could offer potential, whether for hobbies, storage or possible accommodation, subject to the necessary consents.

SERVICES

Mains water and electric, gas-fired central heating, private shared septic tank. Ofcom advises that mobile coverage is likely via the major providers and superfast broadband is available.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

DIRECTIONS

From Totnes take the A385 to Paignton. Take a left hand turning signposted to Berry Pomeroy, and immediately afterwards turn left between the stone wall to proceed down the private stone track, where Swallows Meet can be found on the left hand side.

What3Words: ///neater.downhill.wove

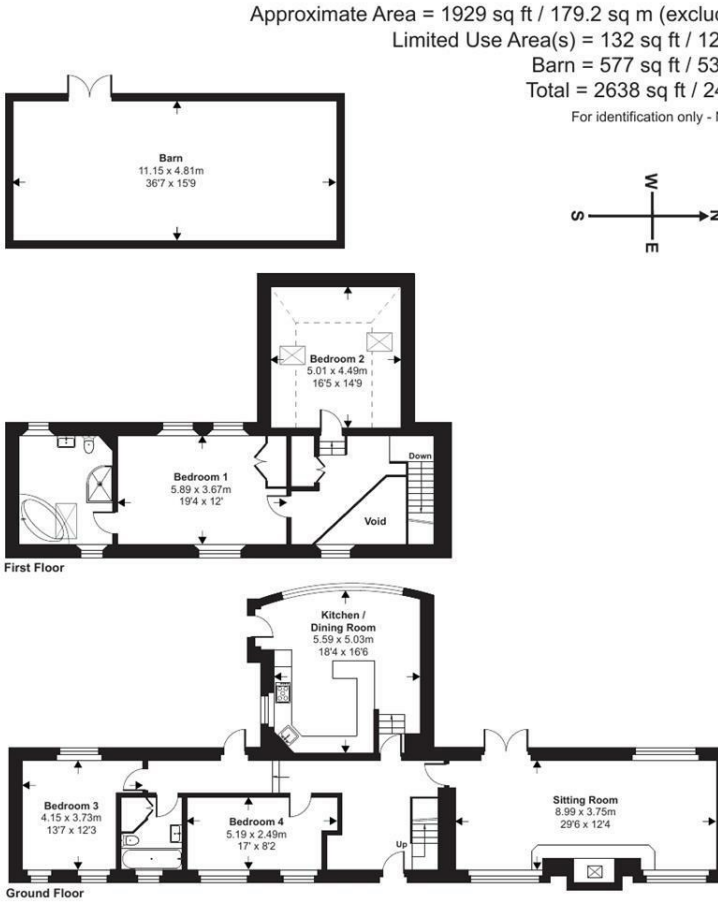




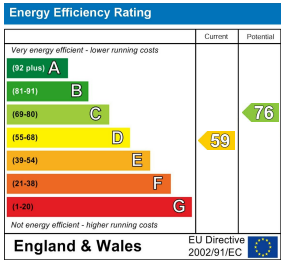


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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