STAGS



51 Smithfields

51, Smithfields, Totnes, Devon TQ9 5LR







A38 5 miles; Plymouth 24 miles; Exeter 29 miles

A characterful and beautifully presented period home with versatile annexe accommodation, set within delightful gardens just moments from the heart of Totnes

- Attractive period home
- Beautifully presented accommodation
- Walking distance of Totnes town centre
- Self-contained lower ground floor annexe
- Excellent potential for income or multi-gen
- Delightful rear garden
- Charming front garden with mature wisteria
- Nearby schools, shops and pubs
- Freehold
- Council tax band B

Guide Price £475,000

SITUATION

Located just moments from the centre of Totnes, this property enjoys a convenient position within this vibrant Elizabethan market town, known for its independent shops, cafés and riverside setting, together with a range of well-regarded local schooling. The A38 is approximately 5 miles away, providing access to Exeter and Plymouth, while Totnes also offers mainline rail links to London Paddington.

DESCRIPTION

A beautifully presented and characterful home, 51 Smithfields offers an appealing blend of period charm and modern versatility, with the added benefit of a self-contained annexe ideal for income generation or multi-generational living.

The property has been thoughtfully improved by the current owners, creating a warm and welcoming interior with a natural flow between living spaces, complemented by light-filled rooms and attractive outlooks over the gardens. Of particular note is the flexibility afforded by the lower ground floor accommodation, which is entirely self-contained and accessed independently, offering excellent potential as a rental or guest suite. The gardens are a true highlight, combining established planting with a series of seating areas that provide a delightful setting for both relaxation and entertaining.

ACCOMMODATION

The property is entered via a front door into a hallway, with stairs rising to the first floor and a useful understairs cupboard. From here, a door leads into a cosy snug positioned to the front of the house. Continuing through the hallway, the space opens into a dining area which flows naturally into the kitchen, fitted with a range of units and work surfaces. Beyond, the accommodation extends into a spacious sitting room at the rear, enjoying a pleasant outlook over the garden and providing an excellent principal reception space.

On the first floor are three bedrooms, including a well-proportioned principal bedroom, together with two further bedrooms and a family bathroom.

The lower ground floor provides a self-contained studio-style annexe, accessed independently from the garden. This versatile space includes a bedroom/living area with adjoining shower room and offers excellent potential for ancillary accommodation or income generation.

OUTSIDE

The property is approached via steps leading down from Plymouth Road to the front entrance. The front garden is a particularly attractive feature, enhanced by mature planting and a striking wisteria that adds seasonal colour and charm.

To the rear, the garden has been thoughtfully arranged to provide a variety of usable spaces. Immediately adjoining the annexe is a patio area, ideal for outdoor seating. This leads onto a lawned garden, interspersed with established planting and complemented by a garden bar, creating a sociable and relaxed environment. To the far end of the garden is a further decking area, providing an additional seating space and a pleasant outlook back towards the house.

SERVICES

Mains water, electricity and drainage. Gas-fired central heating via a Glow Worm boiler (installed approximately 4 years ago).

According to Ofcom, ultrafast broadband up to 2000 Mbps download and upload. Mobile coverage is predicted to be good outdoors with EE and Three, and variable outdoors with O2 and Vodafone.

DIRECTIONS

From our Totnes office, follow Coronation Road across the roundabout by Morrisons petrol station. Turn left onto the A381, then right at the next lights onto Plymouth Road. Continue past Smithfields, where the property and parking will be found on the right, with steps leading down to the house.



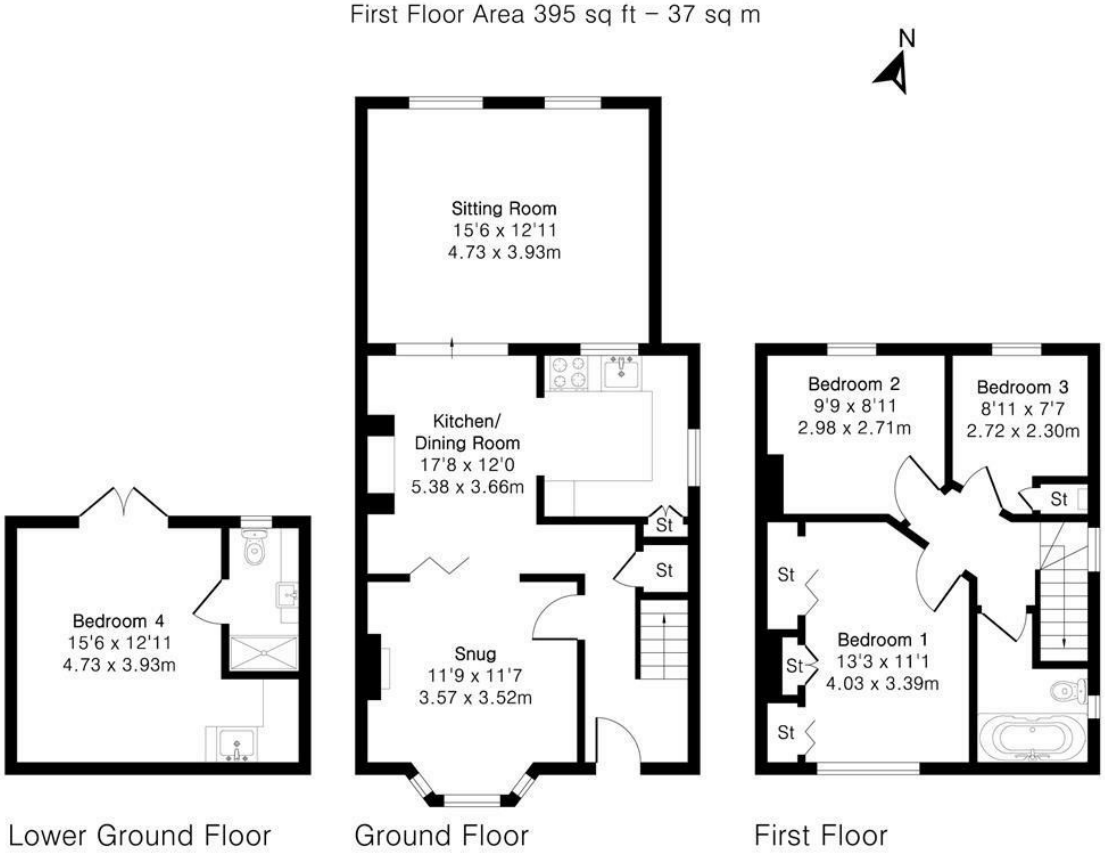








Approximate Gross Internal Area 1210 sq ft - 113 sq m
Lower Ground Floor Area 200 sq ft – 19 sq m
Ground Floor Area 615 sq ft – 57 sq m
First Floor Area 395 sq ft – 37 sq m



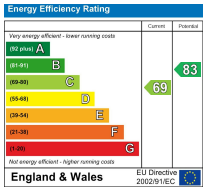
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk