STAGS



1 Warland

1, Warland, Totnes, Devon TQ9 5EL







Totnes train station (mainline) 0.7 miles | Torbay 8 miles | Plymouth 22 miles | Exeter 22 miles

An attractive Grade II listed Georgian townhouse offering five bedrooms, beautifully appointed living accommodation, a westerly facing courtyard and private parking in the heart of Totnes

- No onward chain
- Grade II listed Georgian townhouse
- Convenient town-centre location
- Five generously proportioned bedrooms
- Approximately 2,014 sq ft in total
- Impressive open-plan living space
- Westerly facing courtyard garden
- Private off-road parking
- Freehold
- Council tax band E

Offers In Excess Of £625,000

SITUATION

Situated on Warland, the property enjoys a particularly convenient position within the historic market town of Totnes, moments from the River Dart and the town's vibrant high street. Totnes is renowned for its independent shops, cafés, restaurants and thriving community, with excellent educational and recreational facilities. The town benefits from a mainline railway station with direct services to London Paddington, whilst the nearby A38 provides access to Exeter, Plymouth and the M5. The South Devon coastline and Dartmoor National Park are both within easy reach.

DESCRIPTION

Perfectly positioned to embrace town-centre living, this handsome double-fronted Georgian home combines elegant period architecture with contemporary interiors and versatile accommodation extending to approximately 2,014 sq ft, including limited-use areas.

Dating from around 1820, the property retains charming period features, including sash windows, feature fireplaces, decorative cornicing and exposed beams. The impressive open-plan living space, enclosed courtyard and private parking offer a wonderful combination of character, style and convenience. Offered with no onward chain.

ACCOMMODATION

The entrance hall features decorative floor tiling and leads to an impressive open-plan sitting room, kitchen and dining area. The contemporary kitchen incorporates a central island, breakfast bar, granite worktops and integrated appliances, whilst bi-folding doors open onto the courtyard. A separate snug with a feature fireplace, utility room and cloakroom complete the ground floor.

The first floor provides three generously proportioned bedrooms, a family bathroom with a freestanding bath and separate shower, and an additional WC. Two further bedrooms and a shower room occupy the second floor, offering flexibility for family living, guest accommodation or working from home.

OUTSIDE

Private off-road parking is accessed via folding timber gates at the rear, a particularly desirable feature for a property in such a central location.

The enclosed, westerly facing courtyard is predominantly laid to paving with established raised borders, creating an attractive, low-maintenance outdoor space in which to enjoy the afternoon and evening sunshine. Bi-folding doors connect the courtyard directly with the dining area, making it ideal for alfresco dining and entertaining. The courtyard also doubles as a private parking area.

SERVICES

Mains water, drainage, electricity and gas. Gas-fired central heating.

Ultrafast full-fibre broadband is available with speeds of up to 1,800 Mbps. Mobile coverage is predicted to be outstanding with Three, good with O2 and satisfactory with EE and Vodafone.

DIRECTIONS

On foot: From the Stags Totnes office, follow Coronation Road for 210 yards, turning right into Ticklemore Street. The property will be found 135 yards along on the right.

By car: Follow Coronation Road for 0.2 miles, turning right into St Katherine's Way. After 230 yards, turn right into The Grove, then right after 50 yards into Victoria Street. Continue for 160 yards before turning right into Hawkes Way, where the rear parking gates will be found.

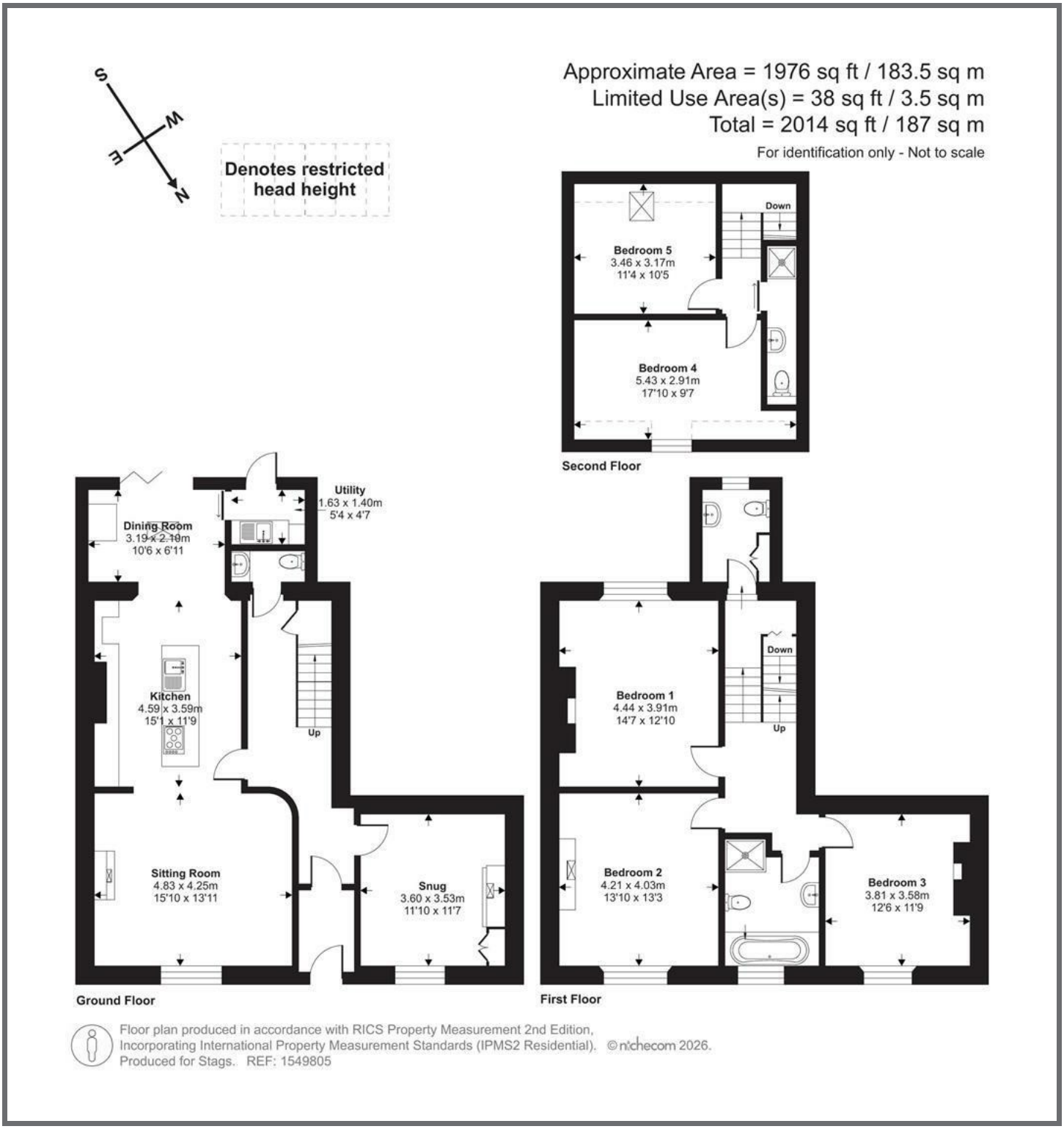




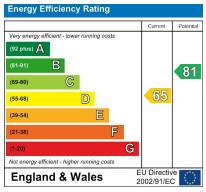








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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