



9 Old Hazard Cottages

Harberton, Totnes, TQ9 7LN

Lovely Barn Conversion in Countryside Setting

- **Two Bedroom Barn Conversion**
- **Set within Rolling Countryside**
- **With parking and share of Outbuilding**
- **Short drive from Totnes**
- **Perfect holiday home or main home**

This lovely Barn Conversion is amongst the rolling Countryside of the South Hams in a peaceful setting surrounded by fields. This ever popular small development of barns provide a close and friendly community of 11 properties situated only a short drive from Totnes and approximately 2.5 miles from the Devon Expressway.

The accommodation is set over 2 floors and accessed via a walkway into a raised ground floor providing an open plan double volume living room. This is a large, light and airy room has a double aspect and roof light, exposed beams and a feature stone wall in which there is a fireplace housing a wood burner for those cosy winter evenings. There is a fully fitted kitchen and dining area.

Stairs from the living room lead down to the ground floor where there are 2 double bedrooms with exposed beams. The master bedroom has glazed doors that lead out to a private terrace. There is also a family bathroom with bath and shower over.

Outside there is a private garden with a further garden area across the communal driveway which could be made into a lovely raised seating area with views over the fields. The Lower ground floor terrace is very private.

Asking Price £249,950



The property has the benefit of one designated parking space together with a portion of a large barn in which there is a small shed, plenty of storage space and the opportunity to park a further 1 or 2 more cars.

Location

Located approx. 2.5 miles from Harberton which has the well-known Church House Inn that is renowned for its excellent cuisine. Totnes lies approx. 3.5 miles away with an interesting range of independent shops, restaurants and cafes and a supermarket. There are many good schools in the area and the mainline railway station has direct services to London Paddington. The location is perfect for exploring the rugged delights of Dartmoor and the beautiful Devon coastline

Directions

From Totnes take the A381 towards Dartmouth and then turn off on the Plymouth Road towards Plymouth for approximately 3 miles before there is a left turn signposted Hazard. Follow this for approximately 0.2 miles and on reaching Hazard Cottages take the first left and follow this to the end, passing number 9 on your right to where you will see the parking for no 9 property clearly marked.

Services

Mains Water, Private Drainage and Electricity.

Tenure

Freehold with a Service charge approx. £130 per annum

Council Tax Band C

VIEWINGS BY APPOINTMENT

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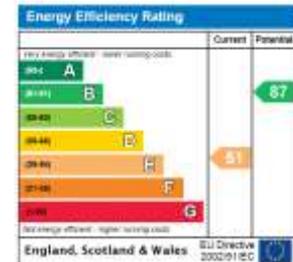
Old Hazard Cottages, Harberton, Totnes, TQ9

APPROX. GROSS INTERNAL FLOOR AREA 666 SQ FT 61.8 SQ METRES



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