



Beech Hill

Totnes, Devon, TQ9 5BW

Lovely Edwardian Home in Totnes

- Edwardian Semi Detached Family Home
- Far reaching Countryside Views
- 3 bedrooms 2 bathrooms
- 2 reception Rooms
- Kitchen Breakfast room
- Home Office/3rd Reception
- Large Garden
- Large Garage/workshop and parking for 2/3 cars

Beech Hill is approached via a private drive which access just 3 properties. Set in a raised position the house has lovely views across Totnes to the rolling hills beyond the house is in good condition and last year was completely redecorated externally.

With accommodation on 2 floors the house is accessed via a large hallway. There is a fully fitted kitchen/breakfast room with floor and wall units, with laminate work surfaces with Beech trim, a range gas cooker with 5 ring hob, 2 ovens and grill and space for dishwasher and fridge freezer. An inner hallway leads to the door onto the garden.

The bright and airy living room benefits from high ceilings, a log burner and has a lovely bay widow with views onto the south facing garden. A door leads into an incredible second octagonal reception room which has been created by the present owners and has a feature vaulted ceiling with exposed timber beams. With solid Oak flooring and 4 windows and glazed doors overlooking the gardens this is the perfect room to relax or dine taking in the views.

Guide Price £600,000



From the main hallway a door leads to the home office with glazed doors onto a sun deck. Also on this floor is a useful separate utility room with wall cupboards and plumbing for washing machine and a wet room with shower and guest WC.

Stairs lead to a first floor landing where there is an airing cupboard and large hatch to the boarded loft which has Velux windows. The master bedroom has large windows with feature half circular fan light offering far reaching views over the surrounding countryside. There are a further 2 double bedrooms and family bathroom on this floor. It may be possible, subject to planning, to convert the loft into living accommodation.

Outside

The house is approached via a tarmac private drive where you can park 2 cars and there is a double length garage currently used as a workshop. Steps lead down to the front door and a path that leads onto the large south facing garden which is laid mostly to lawn with mature flower beds. There is a sun deck paved with Indian Rainbow Sandstone which is perfect for taking in the views and afternoon and evening sun. A further timber sundeck can be accessed by the home office and is great for an alfresco breakfast. The garden benefits from a large potting shed and a path leads down to a gate to access Bridgetown Hill. Please Note the next door neighbours has a right of way through the garden to enable them to maintain his front hedge. They use it about twice a year.

Situation

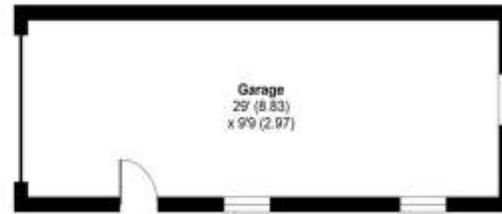
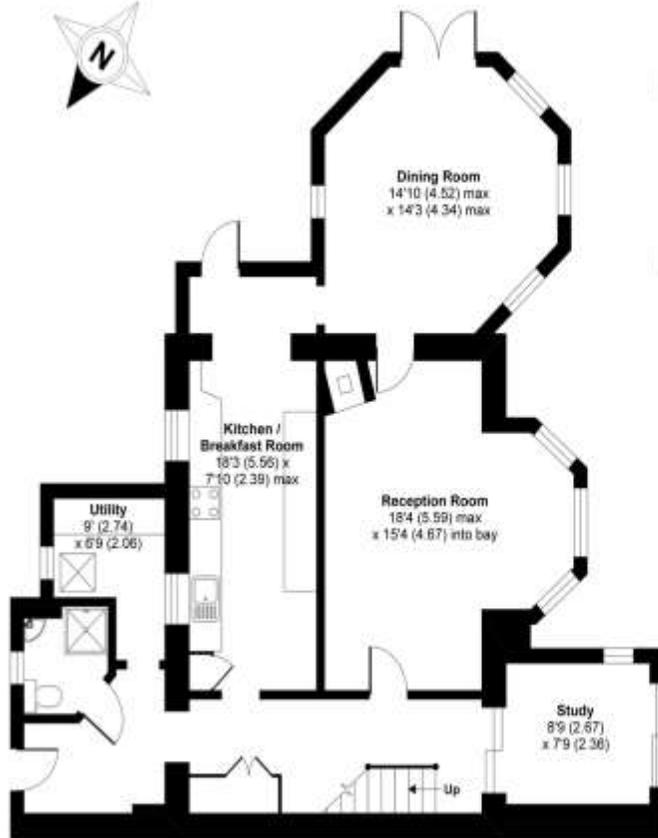
Beech Hill is situated on the edge of Totnes on tree lined Jubilee Road and is within easy walking distance of the town centre. Totnes is a medieval market town which is surrounded by the beautiful rolling countryside of the South Hams. Located at the navigable head of the River Dart this unique town has a worldwide reputation for its lively, diverse community and relaxed atmosphere. There are a plethora of restaurants, bars and pubs as well as privately owned shops. Totnes Main Line Train Station is approx. 1 mile away with direct connections to London Paddington (approx. 2hr 45mins) Exeter St David's (approx. 35 mins) and Plymouth (approx. 30mins). Exeter Airport is 30 miles away (approx. 40mins) gives direct flights to London UK and Europe



Jubilee Road, Totnes, TQ9

Approximate Area = 1463 sq ft / 135.9 sq m
Garage = 287 sq ft / 26.6 sq m
Total = 1750 sq ft / 162.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Chartsedge. REF: 618206

Tenure - Freehold

EPC - D

Services - Mains Gas, Electricity, Water and Drainage.

VIEWINGS BY APPOINTMENT

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