



Keepers, Higher Boreston

Halwell, Totnes, Devon, TQ9 7LD



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Guide Price of £595,000

A characterful and well-presented, detached four bedroom stone barn conversion set in the quiet hamlet of Boreston with parking, garage and delightful courtyard gardens.

- Spacious kitchen/diner
- Characterful sitting room
- Bespoke conservatory
- Four Bedrooms
- Two Bathrooms
- An abundance of character
- Sheltered courtyard gardens

Plymouth approx. 22.6 miles, Exeter approx. 34.3 miles, Dartmouth approx. 9.4 miles, Kingsbridge approx. 7.2 miles, Salcombe approx. 14.1 miles, Totnes approx. 5.8 miles, Newton Abbot approx. 14.2 miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

The hamlet of Boreston lies a short distance from Moreleigh, which has amenities including a village, inn and with good access to the principal South Hams towns of Kingsbridge, Dartmouth and Totnes. There is a village hall and playing field close by, as well as bus routes serving the market towns. Totnes lies approximately 6 miles away and offers a wide range of educational and recreational pursuits including an indoor swimming pool as well as boating opportunities on the River Dart. There is a main line rail station at Totnes with services to London Paddington. The A38 dual carriageway is approximately 4 miles away and provides good access to the city of Plymouth and the cathedral city and county town of Exeter.

Description

Keepers offers flexible accommodation with three bedrooms on the first floor with a main living area on the ground floor. Ground floor Master Bedroom with ensuite. Characterful sitting room with stone chimney breast and inset gas woodburner effect fire. A good size conservatory with tiled floor and wooden frame with double glazing, double doors open out onto a secluded, stone walled terrace and steps leading up to a large terrace with fern borders. Pedestrian access to the country lane where the garage and parking are located. Particular feature is the solid wooden hand made kitchen. Plenty of exposed wooden beams and solid wooden doors throughout the property in keeping with its heritage. The property offers spacious accommodation enjoying plenty of natural light to the first floor bedrooms.

Viewing is highly recommended to appreciate the character and quiet location of Boreston giving easy access to Totnes.

Accommodation

Solid wooden door opens into the inner hall. Ground floor W.C. Kitchen/Dining Room with three panelled window overlooking the neighbouring gravelled courtyard.



Kitchen with a range of undercounter and wall mounted units with some open shelving and wine racking. Integrated double oven, four ring hob with extractor hood over. Space for dishwasher. Sink and a half drainer. Space for fridge/freezer. Inset spotlights. Plenty of space for a formal dresser and large dining table. Ground Floor Master Bedroom enjoying plenty of natural light with bespoke built-in three door wardrobe. Solid double doors open into the ensuite. Ensuite with bath, hand shower attachment, hand wash basin, W.C. and inset spotlights. Sitting Room with stone chimney breast and stone hearth with inset gas woodburner effect fire. Double doors open into a conservatory with half walls and timber frame with double glazing enjoying views over the terraces. Stairs rise from the kitchen/diner to a halfway landing with an external stable door entrance. Stairs rising to the first floor.

First Floor

Partially vaulted ceilings and Velux window enjoying plenty of natural light with two sets of double built-in cupboards, one housing the washing machine which is neatly tucked away and one housing the oil fired boiler. Bedroom Two with gable end low level window with built-in closet and plenty of space for storage with Velux window. Bathroom with nice stone effect square tiles with bath, hand shower attachment, hand wash basin and W.C., inset spotlights and Velux window. Bedroom Three with partially vaulted ceiling, Velux window and three pane large windows overlooking the terraces. Bedroom Four with built-in double wardrobe with Velux window and views over the courtyard.

Gardens and Outside

To the front of the property there is paved parking with a knee height wall surrounding the front courtyard area. Space for storage of refuse bins. A few meters down the country lane is the garage with solid wooden double doors and a pitched roof. There is further parking on the road. Main entrance to Keepers is from the parking area, large wooden door opens into the lower paved terrace with mature borders and stone walling. Steps leading up to a large secluded terrace area with stone walling surrounded by mature trees. Plenty of space for entertaining or even erecting a cabin on the upper terrace. Making this a very low maintenance garden. To the other side of the property is a gravelled inner courtyard with pedestrian access to the rear stable door.

Tenure Council Tax Energy Performance Certificate

Freehold. Band D. Energy rating D.

Services

Mains electricity, mains water (shared meter with Little House), shared private drainage with 6 other dwellings with proportionate costs. Gas log fire (bottled gas). Oil fired Boiler.

Local Authority

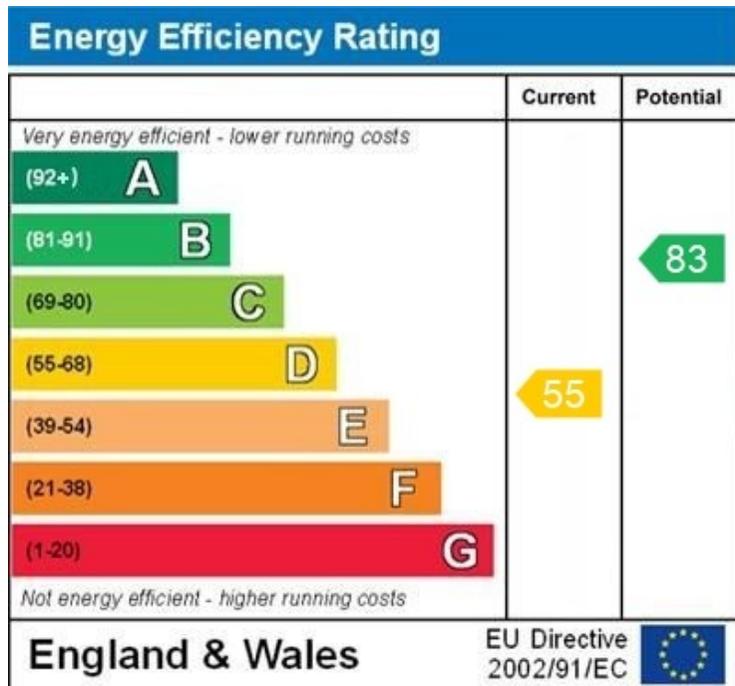
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

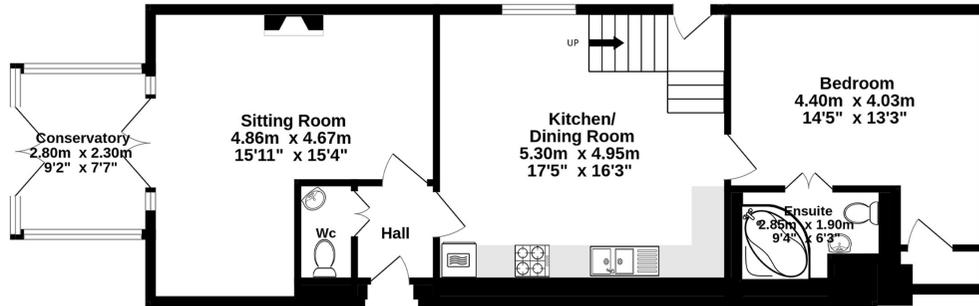
Strictly by appointment with a member of the Rendells team on 01803 863888.

Directions

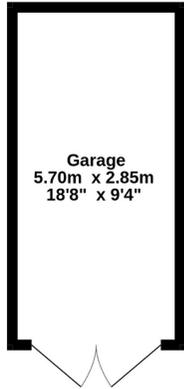
From Totnes proceed on the A381 towards Harberton and Kingsbridge. Continue through Harbertonford and upon reaching Halwell turn right just after the pub towards Moreleigh. On reaching the T Junction turn right, then immediately right again on the sharp left-hand bend. Continue along this road out of the village for about 0.5 miles taking the first right, continue down the hill and take the next right and the Barn can be found on your left. what3words: teamed.joke.squabbles



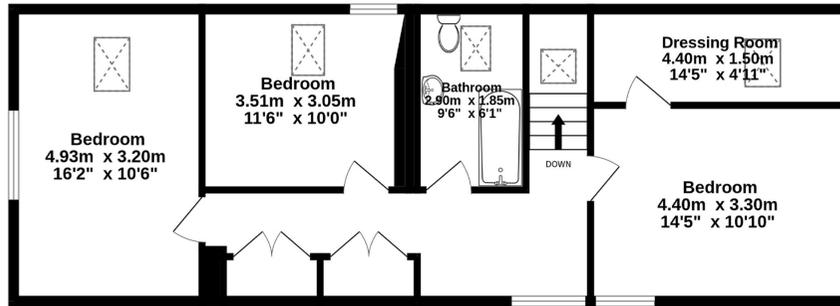
Ground Floor
72.0 sq.m. (775 sq.ft.) approx.



Garage
16.3 sq.m. (175 sq.ft.) approx.



1st Floor
69.0 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA : 157.3 sq.m. (1693 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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