



## Broadhempston

- Virtual Tour/Online Viewings Available
- Grade II Listed Character Cottage
- 4 Bedrooms
- 2 Reception Rooms

- Oil Fired Central Heating
- 2 Stone Outbuildings
- Deceptively Spacious
- No Upward Chain

Guide Price:  
**£350,000**  
Freehold  
EPC: Exempt

# Jasmine Cottage, Broadhempston, Totnes, TQ9 6BD - Draft

A delightful Grade II Listed terraced cottage located in the heart of the exclusive and highly sought-after village of Broadhempston. Formerly 2 separate cottages, converted into one dwelling some years ago, there may be potential to separate into 2 properties again, subject to all necessary consents and approvals. With plenty of character including open fireplaces and beamed ceilings, Jasmine Cottage is approached over a gravel and slate path with space for a deck chair and potted plants adjacent to it; this being the only outside space. In addition there are 2 very useful stone built outbuildings suitable for storage and hobbies.

The village offers excellent amenities including primary school, village shop, modern village hall and two public houses. The nearest town is the historic castle town of Totnes with its quaint range of independent shops and retailers.

## The Accommodation

The accommodation lends itself to providing an annexe if required with the ground floor offering 2 separate kitchens – one of which could be used as a utility room - and 2 lovely separate reception rooms, both offering unique character features. The first floor offers 4 bedrooms, a bathroom/WC and shower room/WC and is accessed by 2 separate staircases.

## Outside

Limited outside space laid to gravel with space to sit out.

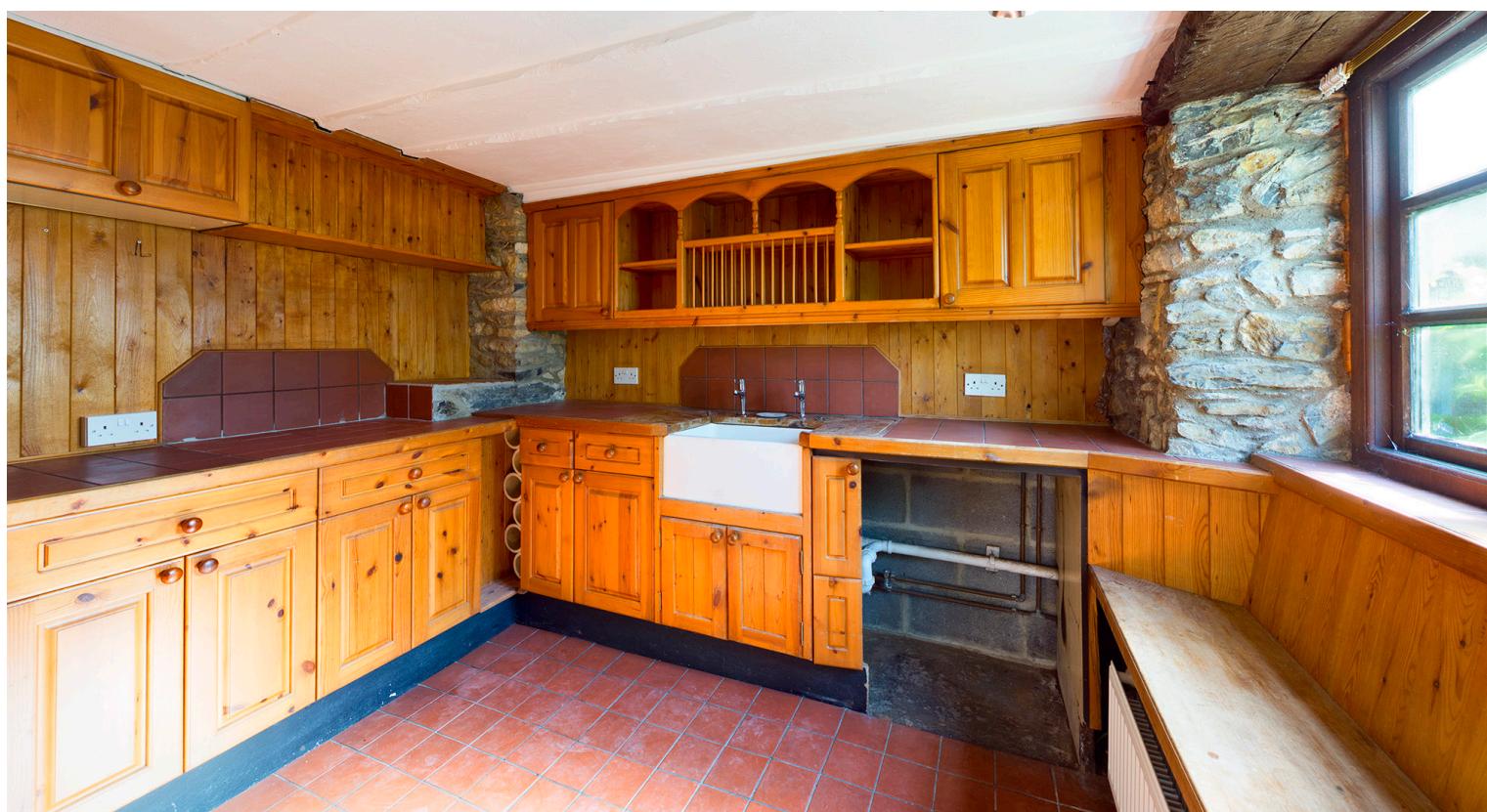
Two stone outbuildings.

## FLOOR PLANS

For Illustrative Purposes Only



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm 0.1$ m





## Agents Notes

### Tenure

Freehold

### Services

Mains water. Mains drainage. Mains electricity. Oil fired central heating.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road. Follow the road through the village past the shop and The Wellington Inn. Follow the road around to the right past the Church. You will now head out of the village towards Broadhempston. Go past Orley Common then up the hill towards Broadhempston. The road then bears to the right and you go down a hill. At the bottom of the hill take the second left signposted for the Coppa Dolla Inn and the property will be found opposite the Coppa Dolla Inn.

## ENERGY PERFORMANCE RATING

Exempt as Grade II Listed