



STAGS

Quarry House

Quarry House

Maudlin Road, Totnes, TQ9 5EX

A38 6 miles Torbay 6 miles Exeter 29 miles

- Two reception rooms
- Four bedrooms
- Two bathrooms
- Garage
- Parking for multiple vehicles
- Walled gardens
- Character features
- Desirable location

Guide price £695,000

SITUATION

The property is situated in an enviable position in one of the most desirable roads in Totnes. This important South Hams town is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. Totnes is a bustling market town with a range of independent shops and recreational facilities.

The facilities in Totnes include a wide range of good local schools, two supermarkets, an interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and the Norman Castle. The mainline railway station is a short stroll away with direct services to London Paddington.

Totnes allows easy communication with the rest of the country. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and beyond. Torbay, with its Grammar schools and beaches, is within easy reach.

DESCRIPTION

Quarry House is tucked away in a quiet leafy area within a few minutes walk of Totnes High Street. The property has been well maintained and is presented to a high standard, making the most of its original features. These include stripped wooden doors, solid wood parquet flooring throughout the dining and living room areas and terrazzo marble floor to the hall and kitchen. Other character features include stained glass windows to the hall, cast iron fireplace with woodburner and natural oak windowsills. An internal viewing is highly recommended.

The property offers well proportioned living accommodation with large open plan kitchen/dining room and living room enjoying views over the gardens and town beyond. There is a further good sized sitting room downstairs suitable for multiple uses with plenty of space for sofas, desks and home entertainment. Upstairs, the



A detached well proportioned four bedroom family home located in a quiet leafy backwater in Totnes.





property has four bedrooms, the master offering an ensuite and a well fitted family bathroom.

This versatile property is surrounded by interesting and attractive multiple seating areas, lawns, views and south facing fruit and vegetable gardens.

ACCOMMODATION

(Please see floorplan). Oak partially glazed entrance door to inner vestibule with stained glass windows and pine door to entrance hallway. Door off to living room with original parquet flooring, cast iron fireplace with woodburner, alcove storage and shelving, inset spotlights and bay window overlooking the walled garden.

Leading through to dining area with parquet flooring and picture window overlooking the gardens. Range of bespoke wall and base kitchen units with solid wood work surfaces, stone tiled splashbacks and feature pendant lights. Space for cooker, dishwasher and large fridge/freezer. Rear hallway with glazed door leading to garden and pine doors to WC, utility room with sink, plumbing for washing machine, space for tumble dryer and built-in oak shelving and sitting room with natural oak flooring, inset spotlights and dual aspect windows.

Stairs from the main entrance hall lead to the first floor with galleried landing. Master bedroom with triple aspect windows, ample space for his and hers wardrobes and kingsize bed. Door to ensuite with corner bath and shower over, wash basin and WC. Bedroom 2 is a good size double room with feature fireplace, wash basin and bay window with splendid views across the town and countryside beyond. Bedroom 3 is a good size double room with wash basin and window overlooking the front gardens an beyond. Bedroom 4 is a single room with side aspect.

Main family bathroom with large corner bath and shower over, wash basin, WC and airing cupboard. .

OUTSIDE

There is an extensive driveway having parking for up to 5 vehicles and access to the single garage with up and over door with electricity. In addition, there are two good sized garden sheds. The gardens offer several seating areas for entertaining capturing the sun throughout the day and with far reaching town and countryside views. There is a large south facing vegetable garden, fruit cage and several fruit trees.

SERVICES

Mains electricity, water, drainage and gas combi boiler for heating and hot water.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

From the Plains at the foot of Totnes town centre, walk parallel to the river (with it on your left) and at the right hand bend, continue around then left into Warland. Follow the road which becomes Moat Hill and on a sharp left hand bend, turn right onto Maudlin Road. Continue down road and Quarry House can be found on the left before the road rises again.



Quarry House

Approximate Gross Internal Area = 154.9 sq m / 1666 sq ft

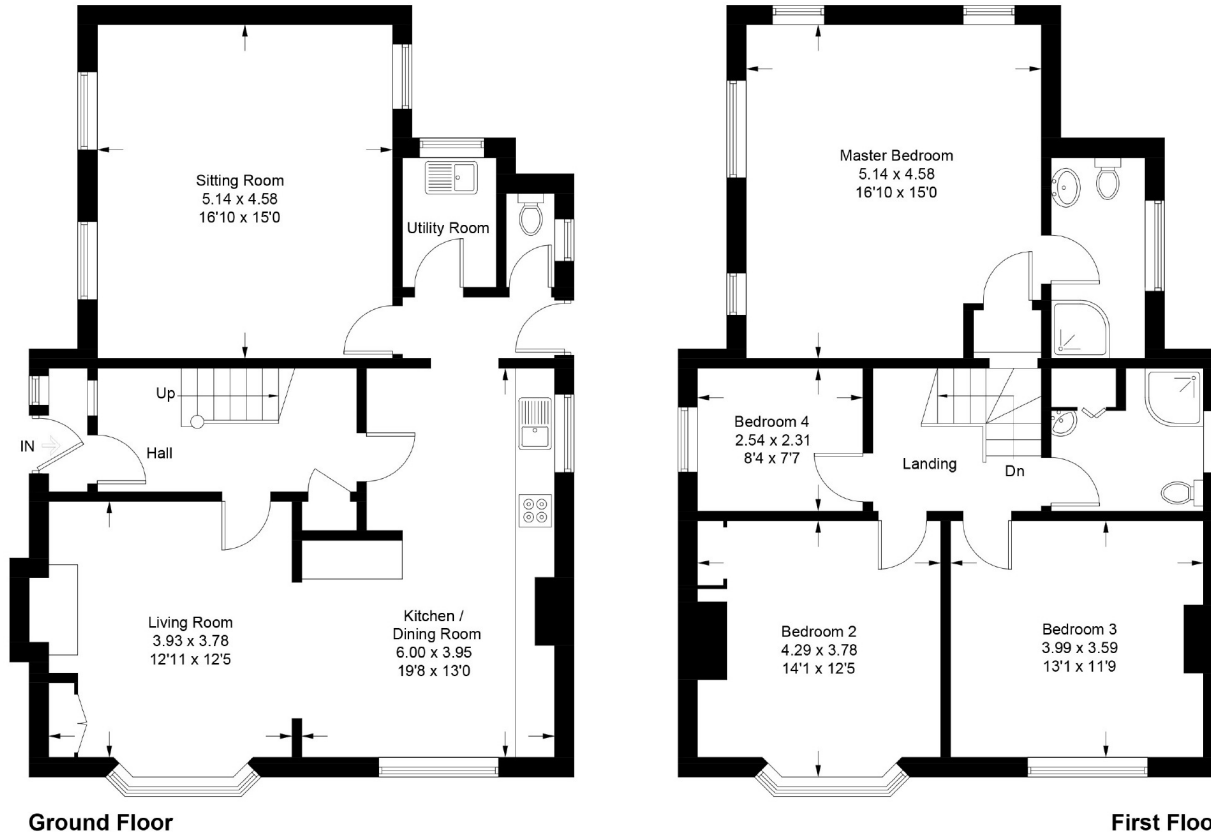


Illustration for identification purposes only, measurements are approximate, not to scale. 2016 (ID292564)

These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	72	74
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	