



STAGS

Manor Farm
Broadhempston



Manor Farm

Broadhempston, Totnes TQ9 6BD

Totnes 5 miles • Newton Abbot 5 miles • Ashburton 6 miles • Exeter 24 miles • Plymouth 27 miles

Once the Manor, now a Grade II listed farmhouse attached to converted barns. The principal elevations are Georgian with earlier origins. Manor Farm is mainly a three storey structure being stone under slate built onto a cob 'Long House' at the rear. There are attractive level formal gardens around the house and extensive gravelled courtyard. Beyond lies a kitchen garden, ponds and leading to an extensive orchard. In all extending to 2.2 acres.

- Grade II listed farmhouse
- Quiet village centre location
- Gardens, paddock and orchard extending to 2.2 acres
- Gravelled courtyard with ample spare parking space
- Magnificent Georgian reception room
- Oak plank and muntin cross passage
- Visitor 1 bedroom flat available if required
- Potential to build above the workshop and garages

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Situation

Gloriously located in the centre of the favoured village of Broadhempston, the property offers the best in quality country living, together with a vibrant village atmosphere. Broadhempston has a Community Shop with post office and store at the heart of the village, primary school, playing fields, Coppa Dolla and the Monks Retreat public houses. Broadhempston is a pleasant country village situated approximately 5 miles from Totnes, 5 miles from

Newton Abbot and 6 miles from Ashburton, conveniently located to the A38 Devon Expressway providing speedy access to the cities of Plymouth and Exeter. The bustling and thriving Elizabethan market town of Totnes retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities.





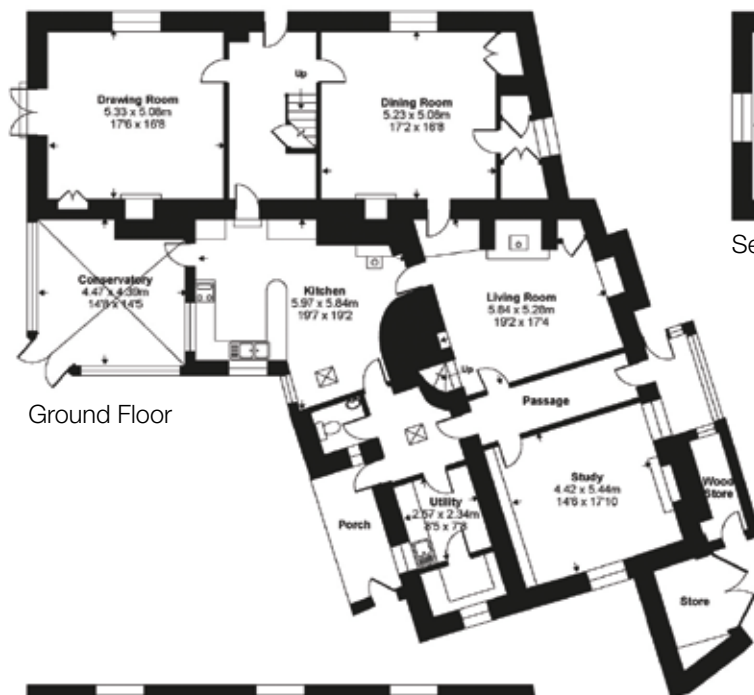
Accommodation

Please see attached floorplan. The principal construction is over two eras; at the rear, a possibly 15C stone and cob 'Long House' with plank and muntin cross passage with the main addition at the front dated 1774. The main front door entrance and its covered porch, leads to a classical Georgian structure with very attractive reception hall with coving and fine stairs leading off. The drawing room is particularly light being dual aspect with timber floor, coving, picture rail and Victorian marble fireplace and display cupboards. There is a matching dining room with Ashburton marble fireplace with wrought iron grate. Built in cupboards and further door to storage room. Beyond lies the farmhouse kitchen with fitted pine kitchen units with stainless steel sink unit, exposed ceiling beams and Worcester boiler. This leads through to the living room with exposed beams, large fireplace and woodburning stove. Secondary winding stairs off. Beyond, the rear of the

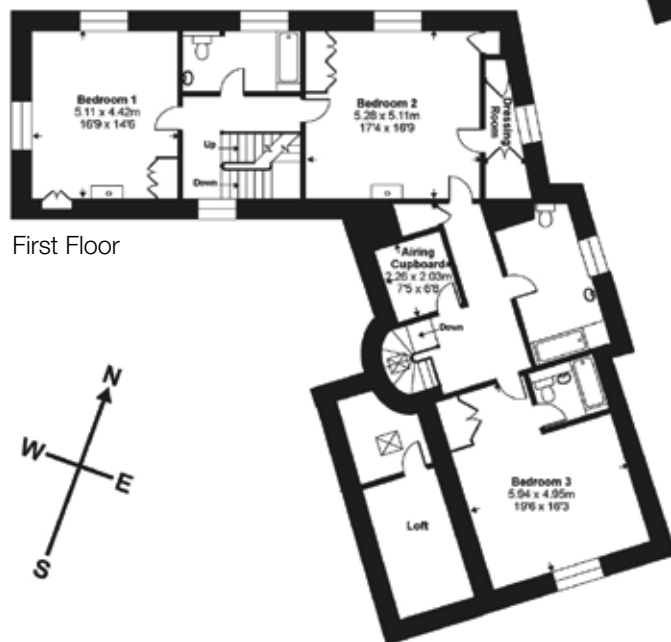
property has a reception hall, a cross passage with attractive stone floor and oak plank and muntin screen. Study with exposed beams, fireplace with woodburning stove and built in library shelving. Domestic offices including hall, WC, utility with larder beyond. The principal stairs in the front lead to the first floor and elegant landing with fine stairs leading to the second floor. There are three comfortable bedrooms. The bedroom (marked 1 on the plan) with display cupboard and fireplace is very light and airy with sash window. Family bathroom. Bedroom two, the master bedroom, has built in cupboards, wrought iron grate and dressing off. Further family bathroom. Bedroom three is ensuite with windows overlooking the orchard. Walk in hanging and linen cupboard. The second floor in the Georgian section leads to bedroom four and five with shared toilet and further eaves storage.

Outside

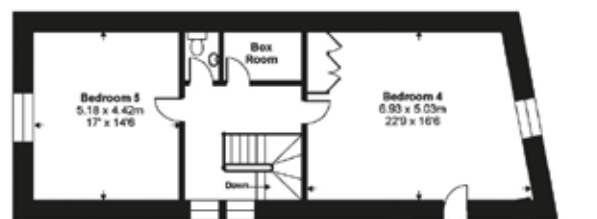
From the highway, a short tarmac entrance leads to a spacious gravelled courtyard where there are three open fronted garages and workshop. There is the potential to build a flat, studio or games room above the workshop and garages, subject to necessary permissions. Adjoining the house is further storage, wood store and oil tank. The gardens lie to the rear. Principally there is an enclosed garden surrounded by stone walls with lawns and mature shrubs and borders. Stone patio. To the front of the house, a wrought iron entrance gate and stone path leads to the front door. Level lawn and mature flower borders. Beyond the garden there is a stone garden store and aluminium greenhouse. Further enclosed areas are currently used as a chicken run with a pond and enclosure for the bee hives. Timber flat roof store known as 'Hale Bop', and kitchen garden beyond with fruit cage. Mature apple orchards lie beyond and all in all extend to 2.2 acres.



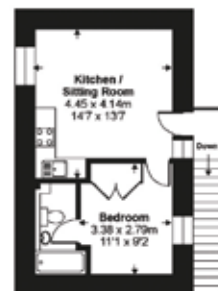
Ground Floor



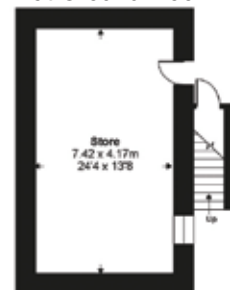
First Floor



Second Floor

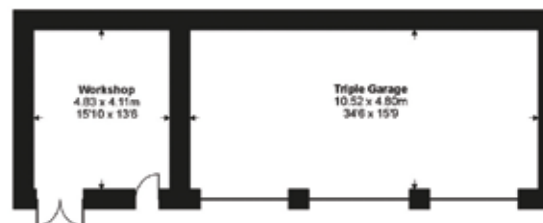


Flat Ground Floor



Store Flat Ground Floor

Denotes restricted head height

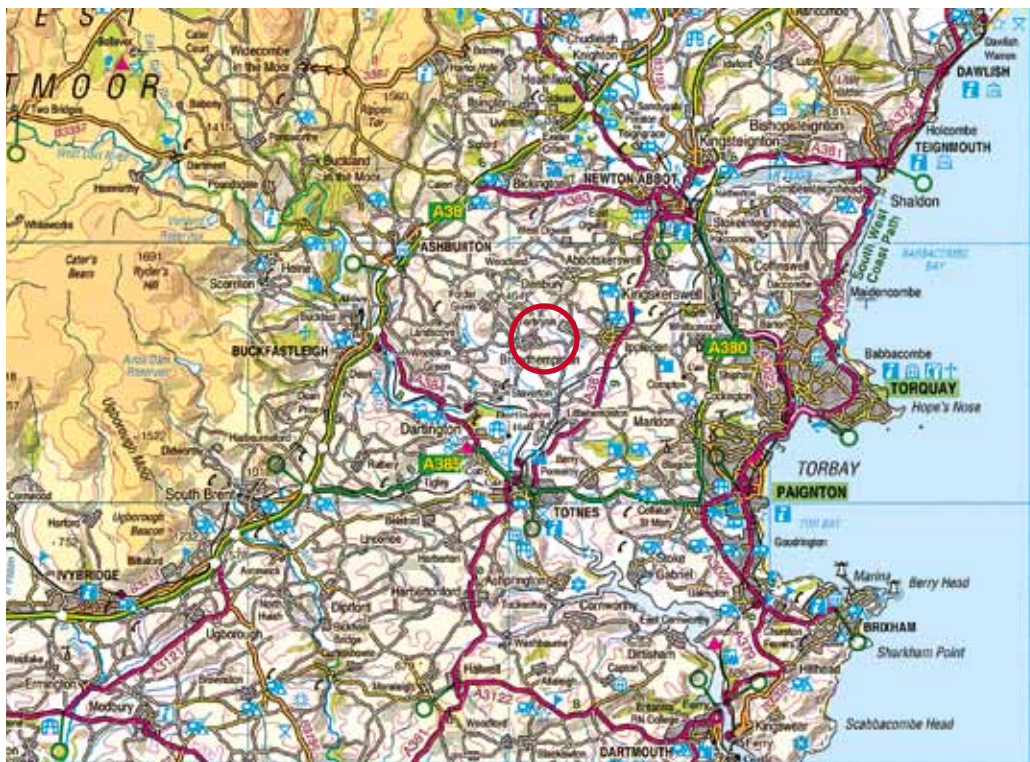


MANOR FARM

Approximate Gross Internal Area
592.4m² / 6,377ft²

(Includes Annexe, Garage &
Excludes Restricted Head Height)

For identification purposes only.
All dimensions approximate.
Not to be relied upon.



Manor Farm Flat

Separately available, Manor Farm Flat is accessed via the courtyard over granary steps, leading to living room with corner kitchen with built in units and night storage heater. Bedroom with built in cupboards and night storage heater and bathroom beyond. On the ground floor there is storage accommodation underneath the above but currently with wood store, window and sink unit.

Services

Mains water, mains drainage, oil fired central heating to the house and night storage heaters to the flat.

Directions

From the Coppa Dolla Inn in Broadhempston, proceed down the hill, leaving the Coppa Dolla on your right hand side. The entrance to Manor Farm is approximately 170 yds on your left hand side.

