



Description

An interesting opportunity to acquire a charming detached two storey property situated on the rural fringes of Halwell, in the grounds of Stanborough Hundred. The property currently comprises a ground floor one bedroom apartment, with kitchen, sitting room with wood burning stove and doors to the garden, double bedroom and en-suite bathroom, along with a covered sun porch which also gives access to an external staircase leading to the first floor accommodation comprising a useful and versatile open space, with steps leading up to a second level and a bathroom. The property has the benefit of its own private gardens accessed from a shared driveway, with three storage sheds and glorious rural views. Whilst subject to a restriction for holiday use only, the property would make a perfect second home or an Airbnb venture with perhaps two units of accommodation subject to any requisite consents.

Situated

The village of Halwell is situated in the ever popular South Hams with excellent access via the A381 to the market towns of Totnes, Kingsbridge and the coastal town of Dartmouth all popular tourist and holiday destinations within the South West, being readily commutable to the A38/M5 road networks, Exeter airport and mainline railway stations.

Ground Floor

Sun porch, kitchen, sitting room, bedroom and en-suite bathroom.

First Floor

Accessed via an external staircase from the sun porch, open plan room with steps up to a second level room and bathroom.

Outside

A shared driveway gives access to the private parking area and gardens with areas of lawn and patio seating areas, three storage sheds and rural views.

Viewings

Strictly by prior appointment with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

A

Planning

A Grant of Planning Permission was issued by

South Hams District Council on the 11th December 2008, under application number 22/2013/08F, for 'Removal of Condition 2 of 22/0313/07F to allow use as an independent holiday dwelling'. Part of the planning application also incorporated plans for alterations to the existing property to form a ground floor kitchen, living room area and dining room area, with the first floor accommodation to incorporate three bedrooms and a bathroom, accessed via a spiral staircase from the dining area to

the first floor. Interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.

Auctioneer's Note

We understand that some roofing works are required and that there are individually metered shared mains water, electricity and gas supplies, along with a shared septic tank.