



Luscombe Maye
Since 1873

Follaton Rise, Totnes

Guide Price £795,000

5 4 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this spectacular detached residence, situated in an enviable position on this highly sought after development, enjoying far reaching countryside views towards Dartmoor. The property is beautifully presented across three floors, providing spacious and versatile accommodation for a large family.

The driveway leads up to the double garage, fitted with electric doors and car charger. There are two storage rooms at the rear and access into the utility room fitted with sink and cupboards with space for washing machine and tumble dryer. There is also, a ground floor double bedroom with ensuite fitted with WC, shower and hand basin with cupboards below.

Ascending the first set of stairs, the accommodation comprises four double bedrooms and family bathroom. The impressive master bedroom is complemented by the Juliet balcony with countryside views towards Dartmoor and large dressing room, with modern ensuite fitted with WC, hand basin and shower. The second bedroom enjoys the same features, with views over the rear garden and communal orchard above. The further two double bedrooms are generous in size with natural light filling the room.

On the second floor, the breath taking open plan living/kitchen/ dining room has vaulted ceilings and all aspect windows towards, Hay Tor, Totnes, the communal orchard and the surrounding countryside. The kitchen is fitted with matching wall to floor units with granite worktops, integrated coffee machine, double oven, microwave, dishwasher, hot water tap and wine cooler as well as space for the fridge/freezer and breakfast table. The dining area overlooks the garden and leads into the living room which is complemented by a central wood burner and double doors opening onto the terrace. The wrap around east facing terrace is the perfect place to enjoy breakfast on a summers day and has steps to the rear garden and front driveway.



5 Follaton Rise, Totnes, TQ9 5FX

Approximate Gross Internal Floor Area = 232.3 sq m / 2501 sq ft

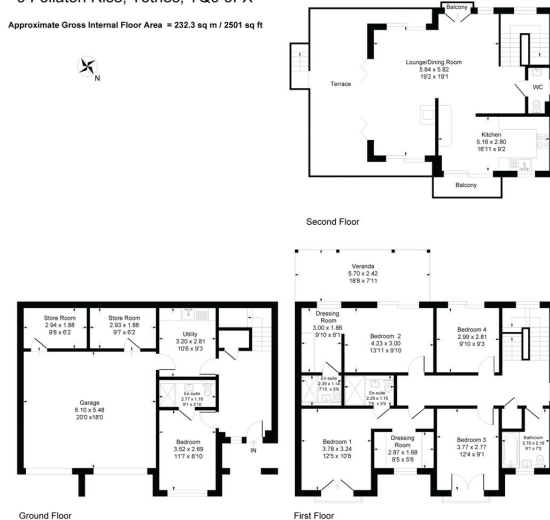
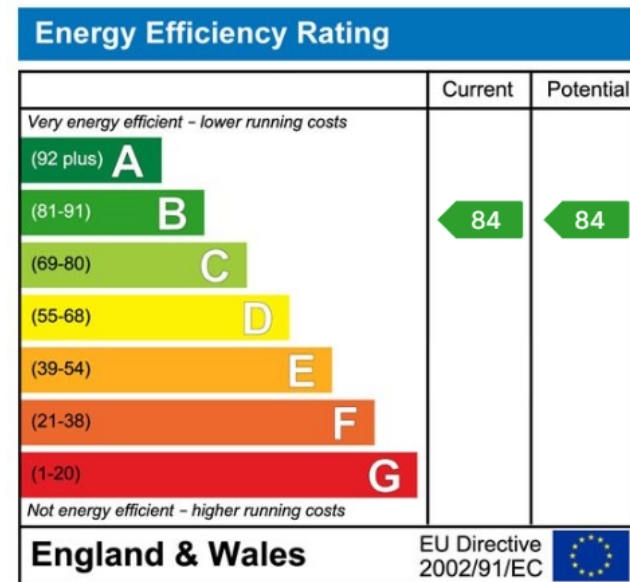


Illustration for identification purposes only, measurements are approximate, not to scale.

- Impressive Detached Home
- Five Double Bedrooms
- Versatile Family Living
- Open Plan Living
- Spectacular Far Reaching Views towards Haytor
- Enclosed Rear Garden with Views towards Community Orchard
- South Facing Patio with Glass Veranda
- Arboretum Walk Nearby
- Double Garage & Driveway
- EPC B



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com