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CAMELOT
LITTLEHEMPSTON • TQ9 6LU



CAMELOT

GROUND FLOOR

Entrance Hallway | Open Plan Kitchen/Living/Dining Room
Bedroom 4/ Study | Bedroom 5 | W/C & Shower Room

FIRST FLOOR

Bedroom 1 With En-Suite | Bedroom 2 With En-Suite | Bedroom 3
Bathroom

EXTERNAL

Parking For 1 Vehicle | Rear Garden With Patio And
Lawn



“A 4/5 bedroom barn conversion in rural location”...

Camelot is an impressive four-bedroom barn conversion forming part of the exclusive Higher Court Farm development, a collection of beautifully restored former agricultural buildings set within the picturesque South Devon countryside.

- Privately secluded and set back from the road
- Charming rural views
- Versatile living space to suit a variety of needs
- Option to purchase additional land
- Close proximity to Totnes

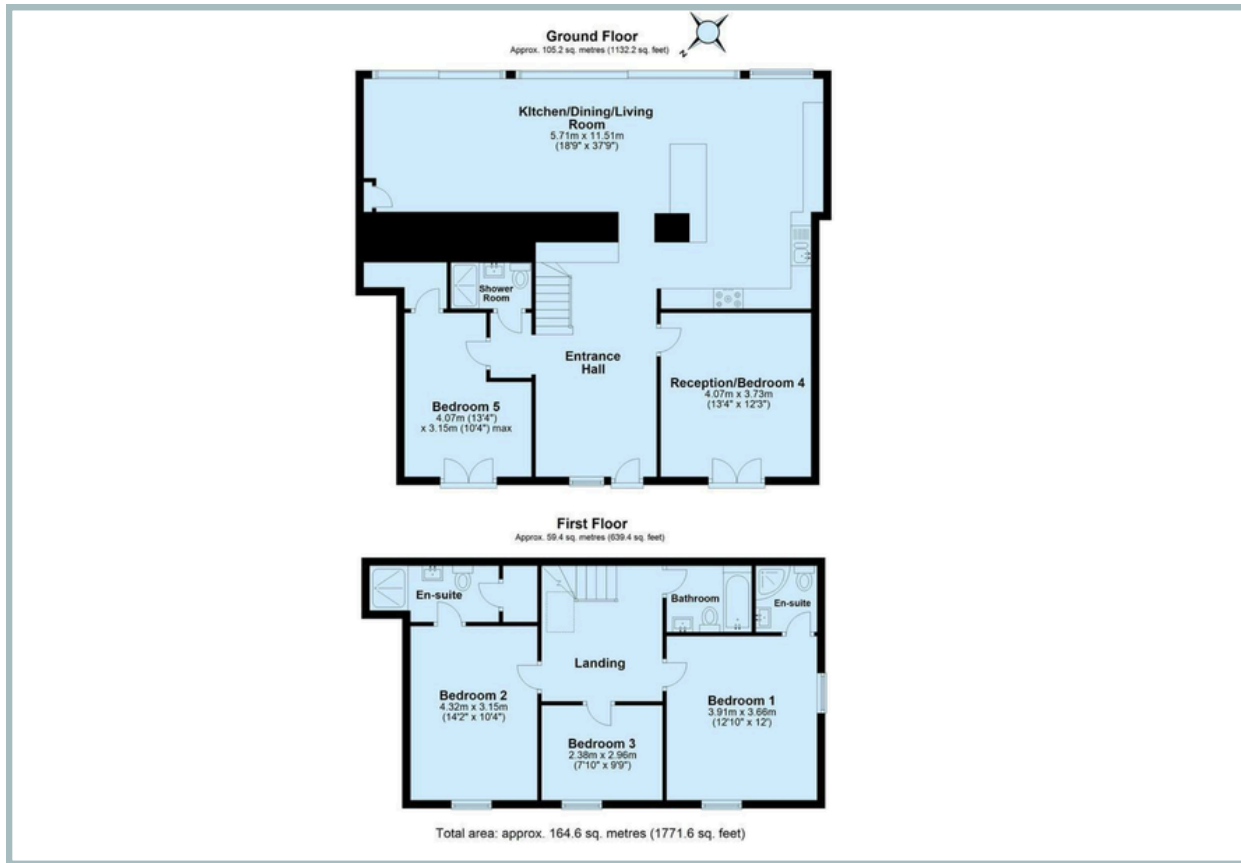
The property is approached via a courtyard and opens into a welcoming entrance hall, leading through to the heart of the home – a stunning open-plan kitchen, dining and living space designed for modern living and entertaining. Flooded with natural light from large windows and full-width sliding doors, this exceptional room enjoys delightful views across the enclosed garden and neighbouring meadow beyond. The well-appointed kitchen features an extensive range of cabinetry, solid wood work surfaces and a selection of integrated appliances, complemented by ample space for both formal dining and relaxed seating areas. Sliding doors provide a seamless connection to the outdoor terrace.

Further accommodation on the ground floor includes a versatile bedroom or home office, together with a shower room and useful storage facilities. Upstairs, a bright landing leads to three further bedrooms, including a principal bedroom with en-suite shower room. A second bedroom also benefits from its own en-suite, while a contemporary family bathroom serves the remaining accommodation.

Outside, the enclosed rear garden enjoys a pleasant outlook across surrounding countryside and meadowland, with a paved terrace providing an ideal space for outdoor dining and entertaining. Courtyard parking is available to the front of the property.



TOTAL APPROXIMATE AREA: 164.6 SQ M 1771.6 SQ FT



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Tenure: Freehold

Council Tax Band: TBC awaiting banding

Local Authority: South Hams District Council

Services: Mains electricity, with Electrorod digiline electric heating, mains water, private drainage (shared drainage system between the four barns). The electricity for the drainage system is supplied from unit 1 with sub meter.

Service Fee: TBC. Owners will become directors of the management company.

EPC: Current E (53) Potential D (63)

Viewings: Very strictly by appointment only

Location: The sought-after village of Littlehempston, surrounded by the rolling landscapes of South Devon. The village is home to a historic church and the well-regarded Tally Ho community pub, while the market town of Totnes is just a short drive away, offering an excellent selection of independent shops, cafés, restaurants, schools and a mainline railway station with direct services to London. The beautiful River Dart, South Devon coastline and Dartmoor National Park are all within easy reach, making this an ideal location for those seeking a rural lifestyle without compromising on connectivity. Exeter and Plymouth are also readily accessible for commuting and wider amenities.

Directions: From Totnes, follow the A381 towards Newton Abbot and take the turning for Littlehempston, located before The Pig & Whistle public house. Continue through the village, crossing the stone bridge, and then take the turning signposted towards Uphempston. Higher Court Barns can be found a short distance along on the right-hand side.

What Three Words:///curvy.half.pixel

Salcombe 21.1 miles - Totnes 2.1 miles (Railway link to London Paddington) - Kingsbridge 15.1 miles