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BUCKLAND
LITTLEHEMPSTON • TQ9 6LU



BUCKLAND

GROUND FLOOR

Entrance Hallway | Open Plan Kitchen/Dining/Living Room |
Sitting Room | Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3
Jack And Jill Bathroom | W/C

EXTERNAL

Parking For 1 Vehicle | Rear Garden With Patio And Lawn



“A one storey 3 bedroom barn conversion with parking”...

Buckland is an exceptional three-bedroom barn conversion forming part of an exclusive collection of beautifully restored former farm buildings at Higher Court Farm.

- Beautifully converted three-bedroom stone barn.
- Enclosed garden with patio and countryside views.
- Courtyard parking for one vehicle.
- Close to Totnes- excellent transport links
- Opportunity to purchase additional land by separate negotiations

At the heart of the property is a superb open-plan living space with a stylish fitted kitchen featuring solid timber worktops and a range of integrated appliances. Bi-fold and double doors open onto the enclosed stone-walled garden, allowing the living accommodation to flow effortlessly outdoors while enjoying views across the surrounding meadow.

The accommodation comprises three generous bedrooms, including a dual-aspect principal suite with an en-suite shower room. Two further bedrooms share a well-appointed Jack and Jill bathroom, with both bathrooms finished to a high standard and benefiting from underfloor heating.

Outside, the landscaped garden offers a patio and level lawn, creating an ideal space for relaxing or entertaining, while the communal courtyard provides parking for one vehicle. Buckland Barn offers an exceptional blend of character, quality and countryside living in a truly idyllic setting. To the front, courtyard parking is available for one or two vehicles. Residents also have the benefit of access to a nearby community-owned orchard, a wonderful local amenity that enhances the rural lifestyle on offer. Additional land may also be available by separate negotiation.



TOTAL APPROXIMATE AREA: 133.9 SQ M 1441.5 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 F (35) Potential E (44)

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