

# BROOKVALE OLD TANNERY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# BROOKVALE OLD TANNERY

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A rare opportunity to purchase a characterful former tannery in the centre of Totnes, sitting within just under an acre plot. The property was built in 1200 and has been in the same family for the last 56 years. Now requiring significant renovation, the property offers a blank canvas to the new owners.

A gated entrance to the driveway provides ample parking with the gardens, including a stream and a stone wall surrounding the property making it extremely private. The current owners extended the property and the accommodation currently comprises three reception rooms, kitchen and cloak room to the ground floor. On the first floor are four bedrooms, study and a family bathroom.

Please note this is an executors sale and we have been provided with limited information.

Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.



# PROPERTY DETAILS

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**Property Address**

Brookvale Old Tannery, Maudlin Road, Totnes, Devon, TQ9 5EX

**Mileages**

Exeter 26 miles   Plymouth 19 miles   Newton Abbot 7 miles (approximately)

**Services**

Ask Agent.

**EPC Rating**

Current: E, Potential: C

**Council Tax Band**

G

**Tenure**

Freehold

**Authority**

South Hams District Council

**Key Features**

- On the market for the first time in 56 years
- In need of complete renovation
- Just under an acre plot
- Gated entrance and ample parking
- Character features
- Town centre location

**Fixtures & Fittings**

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Viewing**

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.

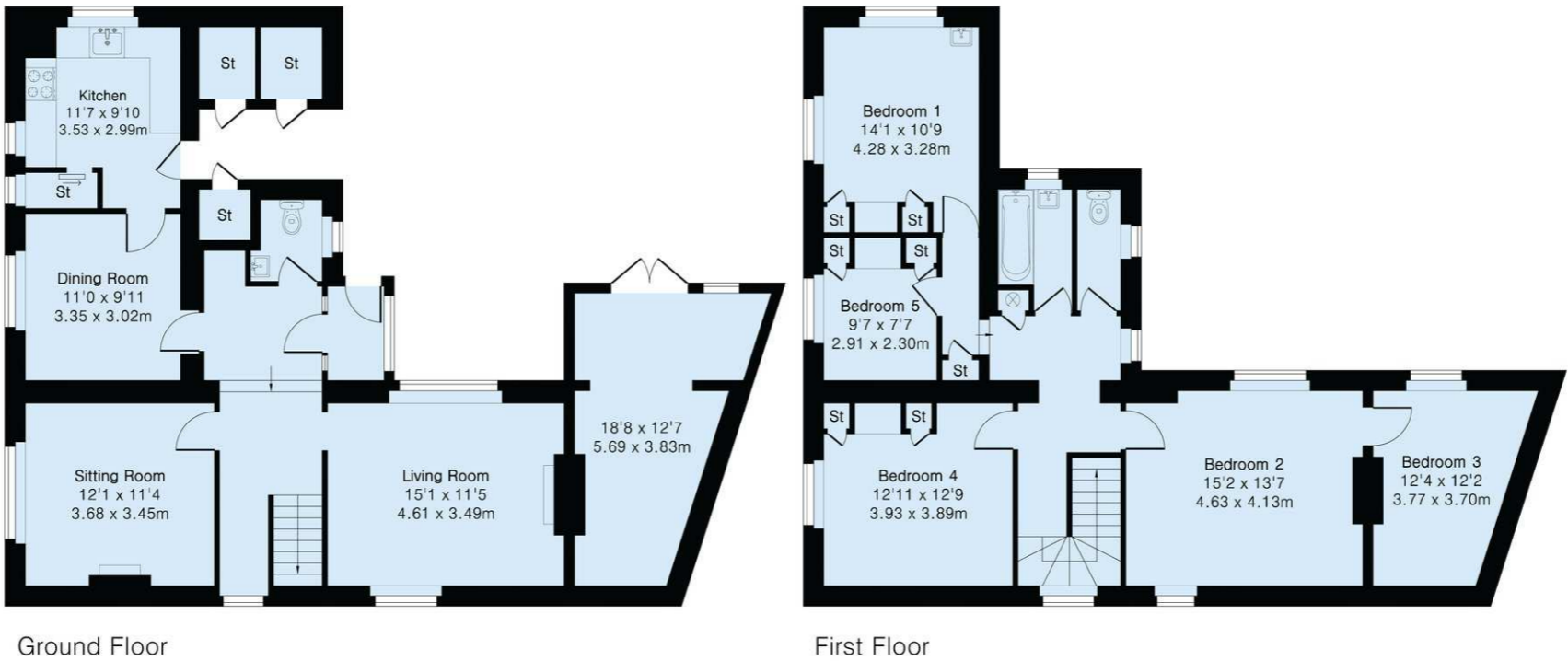


# FLOOR PLAN

**Approximate Gross Internal Area 1914 sq ft - 178 sq m**

Ground Floor Area 1025 sq ft – 95 sq m

First Floor Area 889 sq ft – 83 sq m



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.