

Notice of Public Auction

Date: Wednesday 11th May 2011, 6pm

Venue: The Royal Seven Stars Hotel, Totnes

Property being sold: Little Acres, Farthing Lane, Marldon, Devon

Joint auctioneers: Wood's, Totnes (01803 866336) and Torquay Real Estate (01803 327287)

Guide price: £500,000

Auction of rural bungalow with annexe, grounds, garages and outbuildings

Torquay Real Estate and Wood's Estate Agents & Auctioneers' Totnes office are delighted to have been jointly instructed to take a detached, rural bungalow with three bedrooms, extensive grounds, garages, outbuildings, equestrian opportunities and a self-contained annexe to public auction.



Bidding will start for the property, to be offered as one Lot with a guide of £500,000, at 6pm on Wednesday 11th May 2011 at The Royal Seven Stars Hotel in Totnes.

Little Acres enjoys a delightful rural position just outside Marldon, a pretty Devon village tucked conveniently between the towns of Paignton on Torbay's coast and the characterful Totnes with its direct railway link to London Paddington.

Inside, the substantial detached bungalow offers spacious accommodation with an entrance hall; 21' lounge overlooking the patio and orchard leading into the 15' conservatory and dining room with bay window. The kitchen is fitted with a range of cupboards and glazed display units as well as a breakfast bar and built-in hob, hood, oven and microwave; and there is also a utility room and cloakroom. The three bedrooms are all double rooms, the master overlooking the gardens and pond with a door to the patio and pergola as well as an en-suite bathroom with four piece suite. A bathroom with double shower cubicle completes the main bungalow.

Accessed from the rear garden, the self-contained annexe at Little Acres contains a studio room with bay window overlooking the patio and rear gardens, kitchen and shower room.

Little Acres is approached via double timber gates and down a gravelled drive with space for parking several vehicles and a turning circle as well as a double garage with electric roller door. The front garden to the left of the drive is principally laid to lawn and bordered by shrubs and trees including Magnolia and Cherry trees. To the side of the bungalow is a raised patio area bordered by timber fencing with a large hot tub. The patio extends around to the rear, covered by a pergola with climbers and a Fig to provide shade, perfect for sitting out, relaxing and enjoying the surrounding countryside and views.

The rear gardens are a delight and feature a large, well-stocked pond as well as crazy paved pathways running between the beautiful flower beds.



All in all, the land and grounds extend to around 2.25 acres, made up of various different areas. Previously known as Marldon Nurseries, Little Acres has a productive history and still has orchards to the south, where there are also a number of outbuildings including a double glazed summer house, workshop/ store and log store. Beside the orchard, a vegetable garden fills

the site of an old swimming pool and there is also a garden store and greenhouse. Towards the top of the drive is an area with a large block-built building made up of a garage and two workshops. Between this and the bungalow is a grassed area with additional timber greenhouses and a concrete slab, originally the site of the poly tunnel, and to the rear of the workshop is a conservatory/ potting shed.



Little Acres was originally subject to an Agricultural Occupancy Condition, however a Certificate of Lawfulness for the property to be used as a dwelling has been granted.

The spacious bungalow, self-contained annexe, grounds and outbuildings of Little Acres provide extensive and substantial opportunities for many would-be buyers and with its level ground, water, road frontage and workshops, which could be converted to stables subject to consents, the property could be of particular appeal to equestrians.

For further information, contact Wood's in Totnes on 01803 866336 or Torquay Real Estate in Torquay on 01803 327287. To browse properties for sale or to read the particulars of Little Acres, visit www.teamprop.co.uk.

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Digital photographs are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 68 members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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