

INIGO



Broadhempston

TEIGNBRIDGE, DEVON

SOLD

This charming two-bedroom stone cottage sits at the end of a terrace overlooking the church square in Broadhempston, Devon. Grade II-listed, the building is typical of the humble local vernacular, which is characterised by its villages of coherent buildings that blend beautifully with the surrounding countryside. The cottage has been completely restored inside, its bright, minimal palette complementing the building's simple lines, adding brightness. The house has an enclosed garden and occupies a coveted position across from Broadhempston's community shop. The coveted stretch of coastline Torquay and Brixham is within 20 minutes' drive; the rugged expanse of Dartmoor is the same distance in the other direction.

Setting the Scene

Broadhempston retains a true sense of village life, with a village hall, community shop and post office, primary school, and two pubs. This part of Devon has long been coveted for its coves and secluded countryside; the South Hams were part of the Celtic Kingdom of Dumnonia, and the area was later littered with Roman hillforts.

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This cottage was likely built in the 18th century, slightly later than its neighbour. Characterised by its rubble walls, the house has smart brick window dressings and a gable-ended Slate roof. It is enclosed by a stone wall, also listed, and the garden sits to the right of the plot.

The Grand Tour

This historic house has had a new life breathed into it care of a recent renovation. The adorable façade is punctuated by two asymmetrical windows, with the front door left of centre, belying the contemporary streamlined décor inside.

The ground floor has been completely opened-up, given over entirely to the open-plan kitchen, living room and dining room. It is defined by a pared-back colour palette, where walls of exposed brick and joinery have been whitewashed. In the kitchen on the right, new oak floorboards chime with worksurfaces of the same material. The cabinetry is painted white, blending with the rest of the space, maximising volume and light.

The living area is set under the stairs, while a stone hearth with a wood-burning stove warms the room. The dining space is currently set beside the six-by-six sash window, where a built-in bench has been cleverly built into the sill: cast-iron radiators and trellis-patterned tiles run throughout.

Upstairs are two bedrooms and a family bathroom. All three spaces have been thoughtfully laid out, retaining fireplaces to give the spaces character, allowing room for built-in wardrobes. In the bathroom, the wooden panelling is painted an enveloping blue, and in all three upstairs rooms, there are views of the garden and the village beyond.

The Great Outdoors

The garden is unusually large for its village setting. Predominantly gravelled, making it ideally low-maintenance, the space faces west, catching the best of the evening sun. Enclosed by flowering shrubs and trees, it is a perfect retreat.

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Out and About

Broadhempston is a quiet village located in the heart of the Devon countryside within easy reach of Dartmoor National Park to the west and a quick half-hour drive east to the charming beaches of Broadsands and the Devon coast. The village has a community-run local shop, post office, and two popular pubs.

Totnes is a 15-minute drive away with an incredible array of amenities. Named by The Telegraph in November 2022 as one of Britain's 15 Best High Streets, Totnes offers a variety of boutiques, galleries, cafes and restaurants. The historic town centre of Totnes is home to a plethora of independent shops, cafes and restaurants, notably The Hairy Barista, and xxx. The town is renowned for its charming Friday market that sells local produce, vintage clothing and antiques. Nearby Dartington Trust is set within a beautiful 1,200-acre campus and presents a series of arts and cultural events throughout the year.

Broadsands, also nearby, has become a desirable residential area, with a good selection of nearby independent shops, cafes, restaurants, supermarkets and a library. There is easy access to the Southwest Coastal path, a quiet and peaceful national trail passing through country lanes, woodland and secluded coves from Broadsands to Churston Cove. Agatha Christie's house, "Greenway", is within a short cycle ride, as are the delightful English villages of Galmpton and Stoke Gabriel, whilst the facilities of Paignton, Torquay, and Newton Abbot are a short drive away.

The mainline stations in Totnes and Paignton provide direct services to Exeter St Davids and onward connections to London Paddington, with journey times of around three hours.

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.