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Coachmans Cottage, Hood Manor Dartington, TQ9 6AB

An attached stone and brick built cottage offering flexible accommodation and open plan living area in a leafy location.

Totnes 3 miles Plymouth 25 miles Exeter 26 miles

- Good size kitchen/breakfast room • Sitting room with woodburner • Conservatory/entrance porch • Ground floor bedroom • Family bathroom • Splendid attic space • Cottage garden with much scope • Detached plot which could create parking space (subject to any necessary consents) •

Guide price £239,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Coachmans Cottage is tucked away to the side of the Rudolph Steiner School, and close to the local primary school and Dartington Hall.

The medieval market town of Totnes with a wider range of facilities and individual High Street shops lies approximately 3 miles away. Totnes has primary and secondary schools, a leisure centre/swimming pool and boating opportunities on the River Dart.

The A38 Devon Expressway is approximately 5 miles away, making for fast access to Exeter and Plymouth.

DESCRIPTION

The delightful property is tucked away in a secluded corner, next to the Rudolf Steiner School, in leafy surrounds with cottage garden and additional piece of land a short walk from the cottage. There is much natural light enjoyed in the ground floor accommodation with double doors opening out from the sitting room which have good ceiling heights, white

washed exposed stonework and woodburner. There is a good sized kitchen/breakfast room which would benefit from some modernisation. Viewing is highly recommended to fully appreciate the space, character and potential of Coachmans Cottage.

ACCOMMODATION

Wooden glazed doors to conservatory with glass roof and slab and slate floor. Door to sitting room with solid wooden floor, good ceiling heights and double doors opening out to the cottage garden. Kitchen/breakfast room with good ceiling heights, a range of wall and base units, space for dishwasher/washing machine and further space for bottled gas cooker. Plenty of natural light is enjoyed from windows on two sides.

Door from conservatory/porch to inner hallway with further door to ground floor bedroom which has a window overlooking the garden. bathroom with tiled floor, bath, wash hand basin and WC. Useful storage cupboard.



Understairs cupboard and staircase leads to the attic space with exposed A-frame wooden beams, two large Velux windows and a further window. Exposed stonework and brick chimneybreast. Storage mezzanine space.

OUTSIDE

The property is accessed via a wide pathway with log storage to the left and further area outside the kitchen window. Storage space for gas bottles.

Entrance through the main cottage garden where there is a water trough and mature shrubs and trees, There is a detached piece of amenity land a short distance from the property which has recently been cleared.

SERVICES

Private water and drainage (provided by Hood Manor, recent costs of which are £238.94 for a 10-month period) mains electricity and bottled gas for cooking. Large woodburner for heating

which feeds the radiators (one in inner hall, one in the bathroom, two in the attic space), night storage heaters in hall and kitchen/breakfast room

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

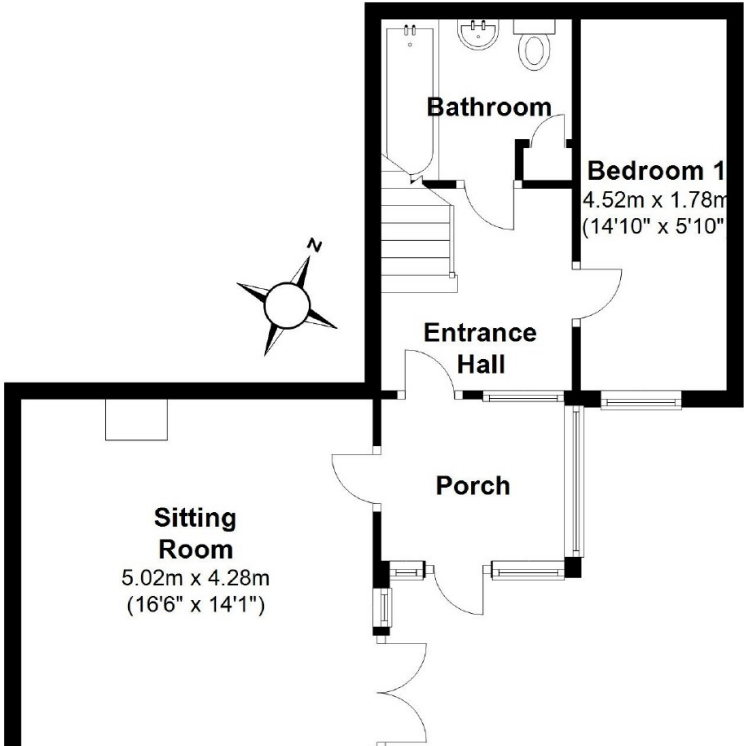
From Totnes proceed out on the A385 towards Dartington, at Shinnars Bridge roundabout take the A384 towards A38 Exeter. Straight over another mini roundabout, passing Dartington Church on you right continue for about ½ a mile, turn right into Rudolph Steiner School . The cottage is to the right of the reception sign.



Coachmans Cottage, Dartington

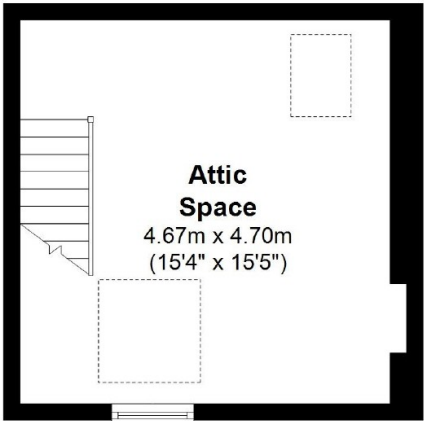
Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



First Floor

Approx. 21.9 sq. metres (236.3 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	11	15
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	