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Lower Cobberton,
Dartington, TQ9 6DS

A detached four bedroom Grade II listed character period property with 3.5 acres of grazing and stream frontage.

A38 6 miles Plymouth 24 miles Exeter 28 miles

• Outbuildings • Useful studio • Four bedrooms • Four bathrooms • Kitchen/dining room with vaulted ceiling • Two reception rooms • Car port and ample storage • Rural setting • 3.5 acres of pasture •

Guide price £695,000

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SITUATION

Lower Cobberton is set in a rural valley, a short distance from Dartington., Lower Cobberton is situated in the South Hams countryside within the hamlet of Tigley, which has a rural population and a delightful historic village church. Main facilities are found nearby in Dartington and Totnes.

The village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish.

The historic town of Totnes is four miles away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits.

The A38 Devon expressway is approximately 2.5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

This property offers well proportioned accommodation with some character features in a meadow side setting with a stream running through the garden. There are useful outbuildings including a high specification wooden clad barn.

There is a pasture of approximately 3.5 acres adjoining the property. This would make an ideal family home with possible income potential.

ACCOMMODATION

(Please see floorplan). Front entrance door to entrance hallway with tiled floor leading to garden door on the other side of the house, onto lawn gardens beyond. Door to ground floor bedroom 4 with double terrace doors leading to gardens and affording delightful views to the stream.

Utility and ensuite shower room with WC and wash hand basin. This could be used as an annex or home office.

The sitting room is the full width of the property with front and rear aspect windows and has an inset window seat overlooking the rear gardens. Exposed ceiling beams with inset spotlights. Stone fireplace with stone surround and inset woodburner and solid wooden mantle over. Steps down to kitchen/dining room with vaulted ceiling and Velux window, exposed beams and front and rear aspect windows.

A range of wall and base units with solid wooden work surfaces and granite work tops. Space for dishwasher and washing machine. Royale Rayburn and space for Range cooker. Door to sun room/dining room with views across the terracing and stream beyond.

Door from kitchen to covered terrace area. Stairs lead up from the sitting room to landing with window overlooking the gardens and useful storage cupboard. Door to master



bedroom with front and rear aspect windows. Built in wardrobe cupboards and ensuite with corner shower, wash hand basin and WC.

Bedroom 2 has ensuite shower, wash hand basin and WC.

Built in wardrobe cupboard and views across the lawn garden and stream beyond. Bedroom 3 with front aspect window and space for wardrobe cupboards. Family bathroom with bath and shower over, wash hand basin and WC. Two useful storage cupboards.

OUTSIDE

To the front of the property is a partially walled garden with lawns and stone pathway leading to the main front door.

Vehicular access to the car port with space for two vehicles and storage area/workshop. Further hard standing for additional cars to the side of the car port. Two useful outbuildings, ideal for storage or animals.

A wooden clad workshop/barn which is insulated and plaster boarded to a high specification with double glazed double doors opening out onto a decking area with a wood burner.

This would suit a variety of uses, subject to any necessary planning consents. There also is a yurt with wooden floor, a great space for relaxing and glamping.

South facing gardens to the rear of the property with terrace area and lawn leading down to the meandering stream.

There are two bridges across the stream allowing access to the woodland and pasture land beyond. The pasture also has

road access. There are two summer houses with access to electricity. This is a truly idyllic setting for this delightful family home.

SERVICES

Mains electricity, oil fired central heating and hot water, private drainage.

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

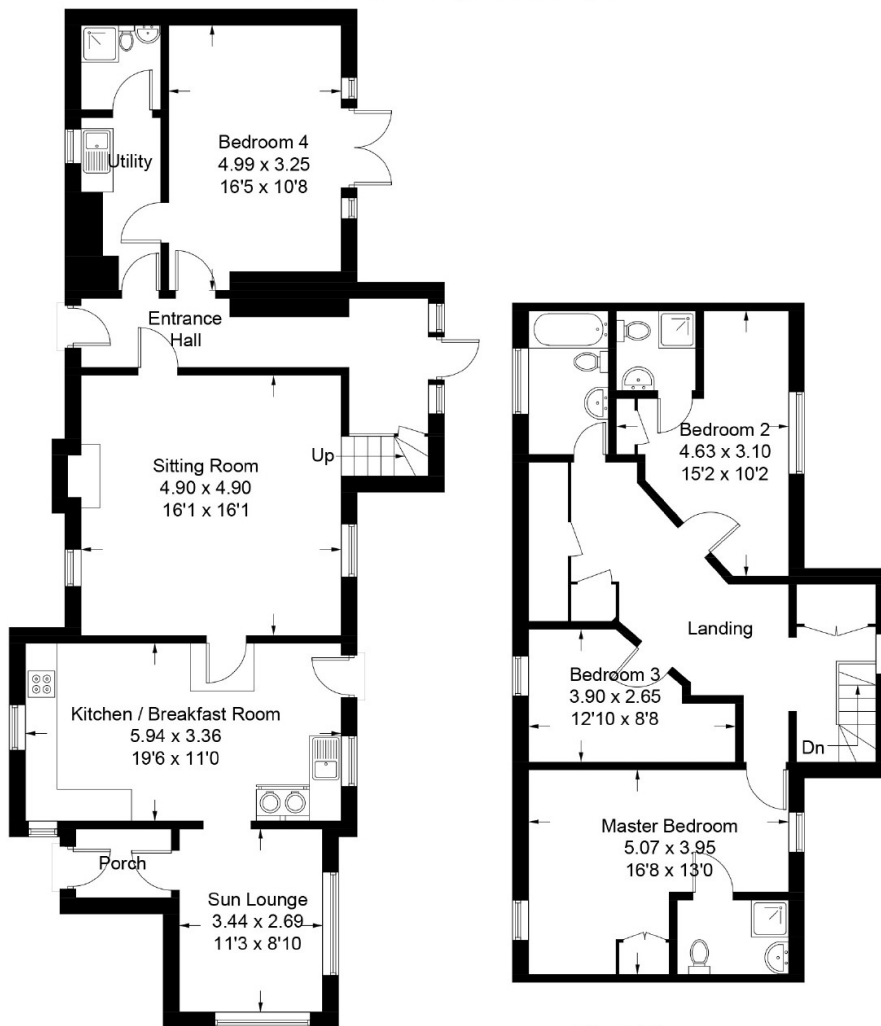
From Stags Totnes: turn right onto coronation road and then continue on to Station road to Dartington. At the roundabout in Dartington go straight over signed A385 / Plymouth after approximately 1.5 Miles Turn right at Tigley Cross continue down the road over a small bridge and Lower Cobberton can be found on the right.



Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft

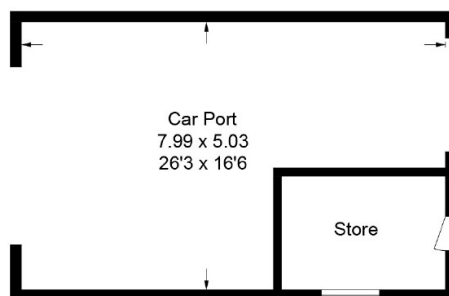
Store = 6.7 sq m / 72 sq ft

Total = 193.2 sq m / 2079 sq ft



Ground Floor

First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID283986)



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