



STAGS

The Granary
Blackawton

The Granary

Middle Hutterleigh, Blackawton, Totnes, TQ9 7AD

Kingsbridge 9 miles Dartmouth 5 miles

- Three bedrooms
- 15' dual aspect sitting room
- Well-fitted kitchen/dining room
- Private decked garden
- Parking for 2 cars
- Delightful communal gardens

Guide price £395,000

SITUATION AND DESCRIPTION

Middle Hutterleigh is a hamlet of just a few properties within the popular parish of Blackawton and surrounded by the magnificent South Hams countryside. Blackawton itself is a small but very popular village much favoured for, amongst other reasons, its excellent sense of community. At the heart of the village is the highly regarded primary school. There is also a village shop, 15th Century church and The George Inn, a traditional village pub.

Middle Hutterleigh is also almost equi-distant three of the South Hams main towns, namely Kingsbridge, Dartmouth and Totnes, all of which offer a wide variety of shops, markets, cafe's, pubs, restaurants, schools, hospitals and leisure facilities. The well-known sailing and yachting centre of Salcombe is within a 30 minute drive, as is the A38 Exeter Plymouth dual carriageway to the North.

As the name implies, the property was once a Granary building for the nearby farm. Farming stopped several years ago though and the property now affords spacious and characterful accommodation which is available with IMMEDIATE VACANT POSSESSION and briefly comprises:

GROUND FLOOR

The property is accessed at the front through an open entrance porch with slate tiled flooring and a part-glazed stable door which leads to the: ENTRANCE HALL with fitted carpet and carpeted staircase to the first floor. Open through to the kitchen/dining room and an attractive wood panel divides the hallway from the:

SITTING ROOM, a dual aspect room with windows to front and side. Wood-burning stove in fireplace with slate hearth and feature timber mantel. Beamed ceiling. Fitted carpet.

The KITCHEN/DINING ROOM has exceptional character and a bespoke range of units including a 1.5 bowl enamelled sink with mixer tap fitting and



A spacious home of great character quietly but conveniently located in a tranquil rural hamlet.





adjoining wood block effect rounded edge work surfaces with cupboards and drawers under. Electric Aga in an attractive recess with a wooden bressumer over. Beamed ceiling. Under stairs storage cupboard. Slate tiled flooring.

FIRST FLOOR

SPACIOUS LANDING with vaulted ceiling and exposed roof timbers. Fitted carpet, which extends to all bedrooms.

BEDROOM 1 has a window to front and vaulted ceiling with exposed A-frame roof timbers. Built-in hanging/shelved wardrobe.

BEDROOM 2 is a light and airy dual aspect room with vaulted ceiling and exposed A-frame roof timbers and built-in hanging/shelved wardrobe.

BEDROOM 3 has a vaulted ceiling with exposed A-frame roof timbers and window to front.

The BATHROOM has recently been re-fitted with a white retro-style suite including a wood panelled bath with tiled surround, mixer tap fitting with shower attachment and overhead shower fitting, wash hand basin and WC. Tiled floor. Ladder-style heated towel rail.

OUTSIDE

To the front of the property is a gravelled garden area for sitting out, bounded by a wooden picket fence. Covered fuel store. Alongside the property is a BOILER SHED housing electric metres and the Grant floor-standing oil-fired boiler.

Some wooden decking steps at the side with railway sleeper retainers lead up to the rear garden where there is a raised and predominantly decked area which is almost totally private and ideal for al fresco living/BBQ's, etc. Timber and felted summer house. Raised planters with railway sleeper retainers. The cottage is approached from the road over an access lane (shared with four others) that leads to the COMMUNAL PARKING AREA 100 yards or so away where Cider House has parking for 2 cars and a timber garden shed. Alongside the parking area is a grassed orchard which, like the parking area, is jointly owned by the five properties.

MANAGEMENT COMPANY

The Middle Hutcherleigh Management Company is registered with Companies House. Each of five properties has two shares in the Company which covers their interests in the shared/communal areas viz: the orchard, drive, parking area and septic tank for which a monthly fee of £55 is charged.

SERVICES

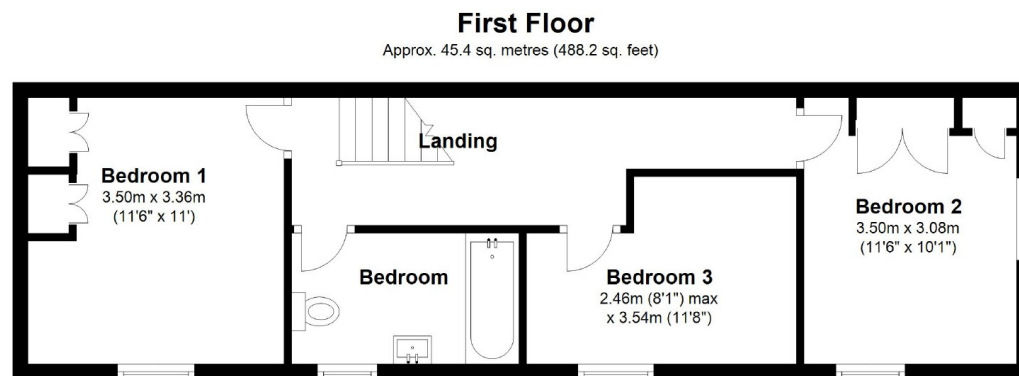
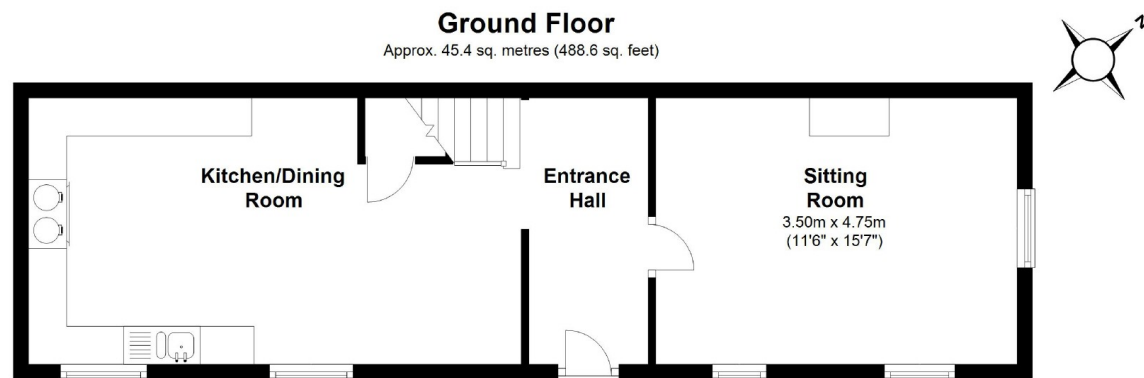
Mains electricity and water connected. Drainage to shared private system. Electric wet central heating system.

VIEWING

At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131

DIRECTIONS

From Kingsbridge, take the Totnes (A381) road. Shortly before reaching the Totnes Cross Filling Station (don't take the Dartmouth Road) turn right at Short Cross signed Blackawton. Continue for about three quarters of a mile and turn right at Clifton Cross for Hutcherleigh. After half a mile turn left at the T junction and Middle Hutcherleigh will be found a little way along on the left.



Total area: approx. 90.7 sq. metres (976.8 sq. feet)
This Floor plan is representative all measurements should be checked
Plan produced using PlanUp.

These particulars are a guide only and should not be relied upon for any purpose.



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