



Swallow Cottage Church Road



# Swallow Cottage

Stoke Fleming, Dartmouth, Devon TQ6 0PX

A beautiful 4 bedroom cottage with pretty south west facing courtyard garden, parking and garage.

- Beautiful 4 Bedroom Cottage
- Popular Village Location
- Parking & Garage
- Log Buner and Underfloor Heating
- Newly Fitted Kitchen with Bosch Appliances
- Walking Distance to Blackpool Sands

Guide Price £550,000

## SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty, with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay.

Less than a mile away is the award-winning beach of Blackpool Sands considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops.

## DESCRIPTION

Swallow Cottage is a delight, with beautifully finished interiors, well-proportioned rooms that is located in a much sought after village. The property offers 4 bedrooms, 2 bathrooms and 2 reception rooms. A beautiful south west facing garden, and also benefits from a garage and parking.



## ACCOMMODATION

Swallow Cottage is approached via a pretty front courtyard. The front door opens into an entrance hall with space for coats and a useful downstairs cloakroom. A glazed door leads into a delightful sitting room with a side aspect over the pretty rear courtyard garden and log burner and opens to the dining area with French doors leading outside. There is also the addition of under floor heating throughout as well as being CAT V wired. There are glazed doors into the superbly appointed, newly fitted kitchen with all of the necessary integral Bosch appliances including an electric oven, washing machine, fridge freezer and dishwasher. Upstairs 4 bedrooms are arranged over 2 floors, 3 bedrooms and a family bathroom on the 1st floor and a magnificent principle bedroom and large en-suite bathroom on the top floor. Decoration is neutral and stylish throughout with soft fitted carpets upstairs and beautiful oak flooring downstairs.

## OUTSIDE

The property benefits from a south-west facing walled, paved courtyard, surrounded with shrubs. Rear access to a parking space and the garage which has a vaulted storage area, power and water.

## SERVICES

Mains water, sewage, electric and oil fired central heating.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

## DIRECTIONS

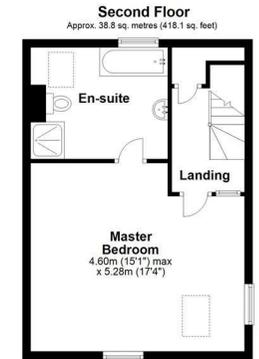
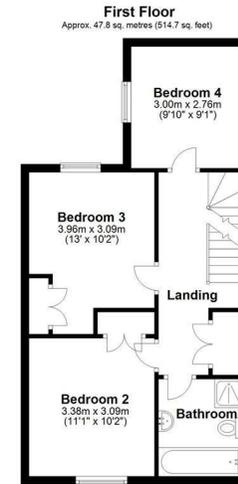
On leaving Dartmouth proceed up College Way past the Naval Collage, turn left at the roundabout signposted Stoke Fleming (A379). Continue through to the village, once you see the Village Shop turn right on to Church Road. Swallow Cottage will be found on your right hand side with its parking to the rear of the property, the 1st right hand turn.

## VIEWING ARRANGEMENTS

Strictly by appointment only with our Stags Dartmouth office Tel: 01803 835336.



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



Total area: approx. 137.2 sq. metres (1476.6 sq. feet)

9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		72	82
EU Directive 2002/91/EC			



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