

# 12 SHEPLEGH COURT BLACKAWTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 12 SHEPLEGH COURT

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### A Beautifully Renovated Courtyard Cottage in Idyllic Country Grounds

Situated in the heart of the South Hams countryside, 12 Sheplegh Court is a stylishly presented and beautifully renovated cottage forming part of a substantial period country house, set within approximately 20 acres of glorious communal grounds. Located near the village of Blackawton, this elegant home enjoys a tranquil rural setting with access to superb shared facilities and is ideal as a permanent residence, holiday retreat, or investment.

Sheplegh Court occupies the site of a former monastery and was thoughtfully converted into a range of unique apartments and cottages during the 1980s. The property sits in wonderfully maintained grounds that include sweeping lawns, mature woodland, a heated outdoor swimming pool, and a tennis court. Residents also benefit from a range of indoor communal facilities, including a heated swimming pool, sauna, snooker room, and laundry.

The property is set within an attractive courtyard and is arranged over two floors. The ground floor features a welcoming entrance hall leading to a spacious and inviting sitting room, complete with a characterful feature wood burner. The smart, well-equipped kitchen / dining room offers a comprehensive range of fitted base and wall units with integrated appliances, providing both style and functionality. A separate study or home office adds further flexibility for modern living.

On the first floor, there are two double bedrooms. The principal bedroom enjoys the comfort of an en suite shower room, while the second bedroom is served by a contemporary family bathroom with a jet spa bath, all presented to a high standard.

There is an allocated parking space with EV charging point and further guest parking available, ensuring convenience for both residents and visitors.

This charming cottage has been extensively renovated throughout and now benefits from heat pump air conditioning which cools in the summer and heats in the winter and a new 'stable' style insulated composite double glazed front door.

Blackawton has a strong community with a highly regarded primary school, church and a public house. Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north. Situated a short distance from both Dartmouth Golf & Country Club and Woodlands Leisure Park.







## KEY FEATURES

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- Beautiful Recently Renovated Courtyard Cottage
- Surrounded By The Gorgeous South Hams Countryside Just Approx. 15 Minutes From Dartmouth
- Stylish Contemporary Interiors
- 2 Double Bedrooms With Air Conditioning
- 1 En Suite Shower Room & Separate Family Bathroom
- Being Sold With Fixtures & Fittings
- Allocated Parking With EV Charging Point And Visitors Parking
- Indoor And Outdoor Swimming Pools & Tennis Court
- £4081 p.a. Service Charge
- Mains Electricity. Private Water Supply. Private Drainage
- Electric Rointe Remote Controlled Radiators Which Can Also Be Controlled When Away From The Cottage









# PROPERTY DETAILS

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**Property Address**

12 Sheplegh Court, Blackawton, Totnes, Devon, TQ9 7AH

**Mileages**

Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles. All mileages are approximate.

**Services**

Mains electricity. Private drainage. Private water supply

**EPC Rating**

Current: E, Potential: A

**Council Tax Band**

D

**Tenure**

Leasehold 999 years from January 1988

**Authority**

South Hams District Council

**Fixtures & Fittings**

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Directions**

From Dartmouth follow the A3122 towards Totnes. After passing Gardentime Garden Centre on your left hand side take the next left hand turn signposted Blackawton. Continue straight along this road and at Cotterbury Cross turn right signposted Bow and Millcombe, continue along this road, down the hill and over a small bridge. Continue up the hill and the stone entrance to Sheplegh Court will be seen on the right hand side. Continue on the drive past the main house and the car park is on the right hand side.

**Viewing**

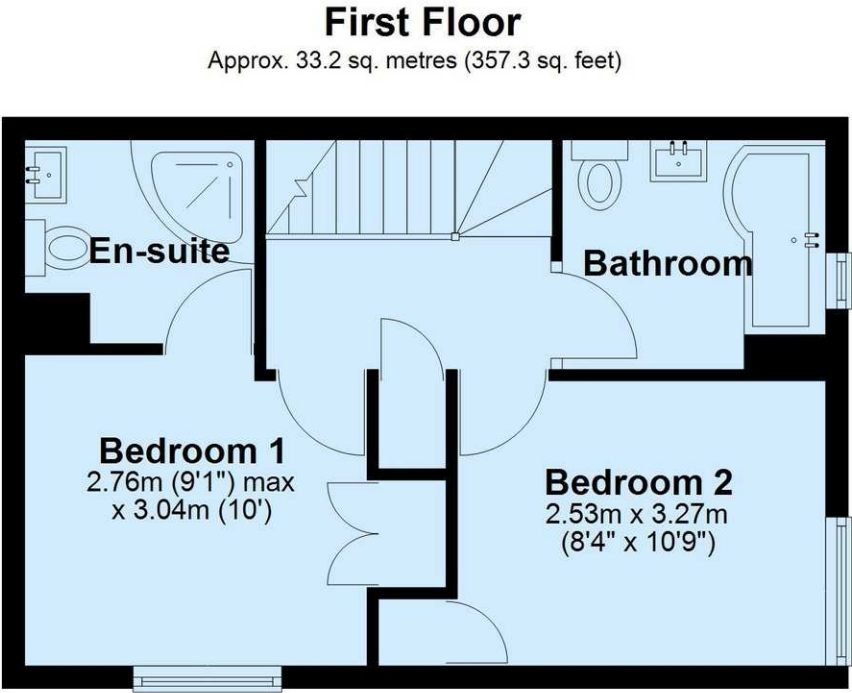
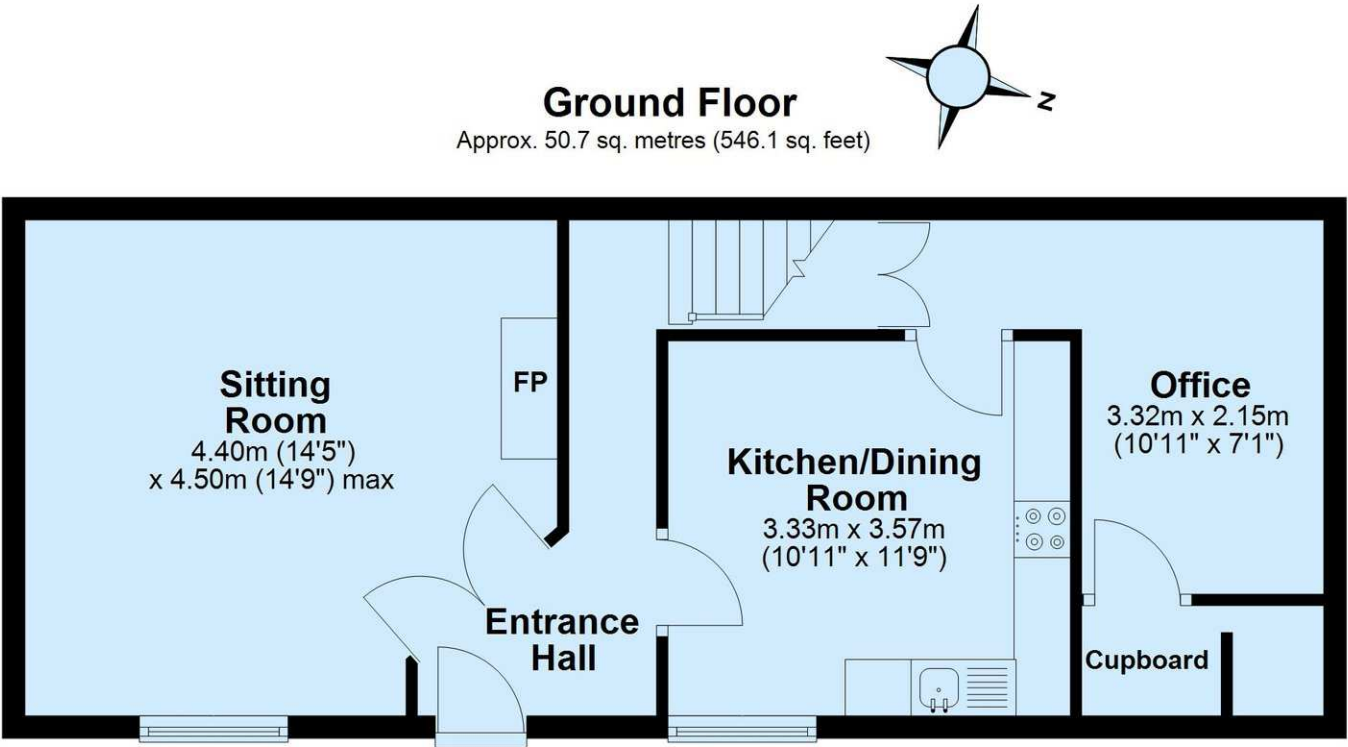
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



# FLOOR PLAN



Total area: approx. 83.9 sq. metres (903.4 sq. feet)





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