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Normandy Cottage



Dartmouth, 6.2 miles, Totnes: 8.1 miles,  
Kingsbridge 9.8 miles

A superb, spacious four-bedroom end-terrace home offering flexible accommodation over three levels, with secluded rear gardens, a detached studio/home office and parking.

- Private rear gardens
- Parking
- Detached studio/home office
- Four bedrooms
- Family bathroom
- Versatile accommodation
- Spacious kitchen and dining areas
- Ideal lock up and leave
- Freehold
- Council tax band: C

Guide Price £495,000

#### SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community, with a highly regarded primary school, parish church, public house and a thriving community-run shop.

Dartmouth is the nearest town, offering a good range of shops, restaurants and galleries, and is surrounded by wonderful countryside while being only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes, with its mainline railway station, further amenities and the A38 Devon Expressway is approximately 15 miles away, allowing speedy access to the cities of Exeter and Plymouth and beyond.

#### DESCRIPTION

Situated in the heart of the lovely South Hams village of Blackawton, Normandy Cottage offers light and airy accommodation arranged over three floors, including a living-room/diner, a kitchen/breakfast-room, a study area, three bedrooms, a utility room and a family bathroom. Outside there is a delightful private garden, off-road parking, and a detached studio or office, making this a versatile home to suit a family and those working from home.

The bedroom accommodation is arranged with three bedrooms on the first floor and a loft bedroom on the second floor with its own WC. One bedroom, currently used as a sitting room has a wood burner and terrace doors opening out to the gardens.

Beside the parking area is a detached home office, making this a versatile home to suit a modern family or those seeking a work-from-home set-up.

#### ACCOMMODATION

Entering into the inner hall, there is a ground-floor WC with wash hand basin and a useful understairs cupboard. The attractive open-plan sitting-room features an engineered oak floor, large patio doors, and a dining area with a range of floor- and eye-level cupboards. Double doors link to the kitchen/breakfast room, also with wooden flooring, fitted with further gloss-fronted under-counter and wall-mounted units with wooden worktops, a built-in dishwasher, and a Smeg range with an electric oven and LPG five-ring gas-burner hob.

From the entrance hall stairs rise to the first floor, opening out to a spacious study area with wooden flooring and large windows to two elevations that allow light to flood in. This versatile space would

make an ideal extra sitting-room, and also offers potential to create an additional bedroom. There is an external door providing access to the garden and parking area. Leading off the study is a utility room with a further range of under-counter and wall-mounted units, with plumbing for a washing-machine and space for a tumble-drier. Also on the first floor are three bedrooms, one currently in use as a snug, with a Heta woodburning stove and patio doors leading out to the garden. There is a family bathroom with bath, quadrant corner shower and double basin unit with storage below, and a former shower room providing good storage space.

Stairs rise from the study area to the second floor, where there is a light and airy loft room, used as the main bedroom. This room, with oak flooring and dual-aspect windows, benefits from splendid views of the village and surrounding countryside. It also has an ensuite WC with wash-hand basin and a roof light.

#### GARDENS AND OUTSIDE

Beside the parking area is a detached timber-clad studio building with electricity connected, providing a perfect space to work from home. A flight of steps lead to the garden. Mainly laid to lawn, with ferns, a small pond, trees and mature hedging, it enjoys a high degree of privacy as well as far-reaching rural views. There is a timber shed providing storage for garden machinery and equipment, and further steps accessing the rear of the property and the patio doors leading off the snug.

#### SERVICES

Mains electricity, water and drainage. Bottled Flo gas for cooking and heating.

#### VIEWINGS

Viewings are strictly by appointment only through the agent 01803 865454.

#### LOCAL AUTHORITY

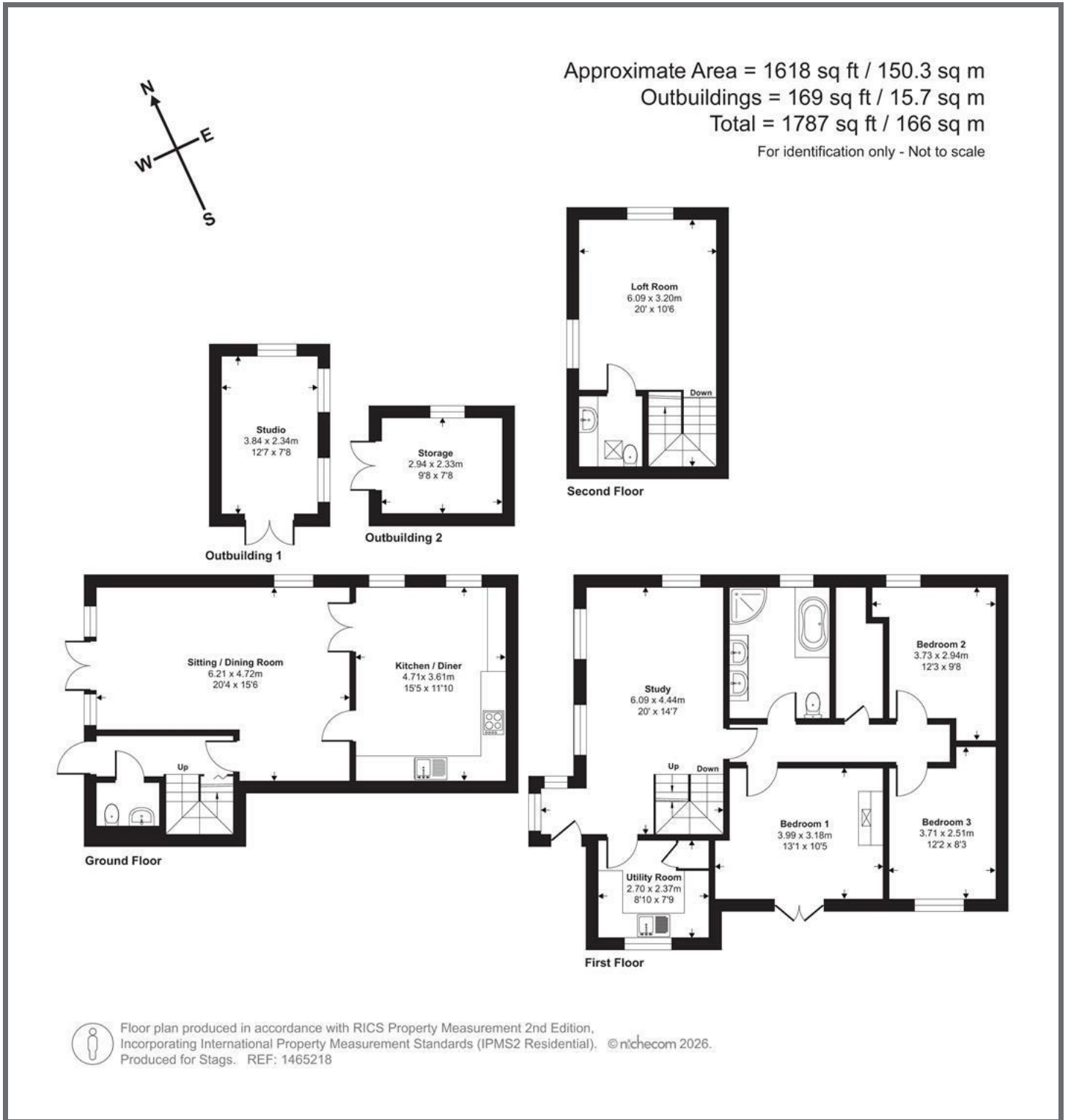
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

#### DIRECTIONS

From Totnes, take the A 381 towards Kingsbridge and Dartmouth. After Halwell, turn left on to the A3122 for Dartmouth, then right at Forces Cross for Blackawton. Follow the lane into the village, turn right at the T-junction into Main Street, continue downhill and take the first left into Chapel Street. Normandy Cottage will be found approximately 50 metres along the road on the left-hand side.

What3words: biggest.cooking.yummy





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(49-65) C	(35-45) D
(81-91)	(71-81)	(55-65)	(45-55)
(69-80)	(55-68)	(44-55)	(35-44)
(55-68)	(44-55)	(35-44)	(25-35)
(39-54)	(25-39)	(19-24)	(10-19)
(21-38)	(10-20)	(5-10)	(0-5)
(1-20)	(0-10)	(0-5)	(0-5)

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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