STAGS



# Little Bickaton

# Little Bickaton, Broadhempston, Totnes, TQ9 6BY







Ashburton: 5 miles, Newton Abbot (train station): 7 miles, Exeter: 24 miles.

A charming attached cottage occupying an enviable position on the outskirts of Broadhempston, enjoying generous grounds with outbuildings and parking.

- Attractive period cottage
- Delightful hamlet location
- Tastefully presented throughout
- 2046sqft of accommodation
- Spacious reception rooms
- Impressive principal bedroom
- Generous formal grounds
- Outbuildings and off-road parking
- Freehold
- Council tax band: C

## Guide Price £675,000

### SITUATION

The property occupies a delightful position within a small rural hamlet on the outskirts of the sought-after village of Broadhempston. Surrounded by attractive South Devon countryside, the property enjoys a peaceful setting whilst remaining conveniently accessible to nearby towns and transport links.

Broadhempston itself is a popular village approximately 5 miles from Totnes and benefits from a range of local amenities including a village shop, primary school, parish church, village hall and two well-regarded public houses. The market town of Totnes provides a wider range of shopping, educational and recreational facilities together with a mainline railway station offering direct services to London Paddington.

The nearby A38 Devon Expressway provides convenient access to Exeter, Plymouth and the M5 motorway beyond, whilst the South Devon coast and Dartmoor National Park are both within easy reach

### DESCRIPTION

Little Bickaton is a charming attached cottage occupying an enviable position enjoying outstanding views across the surrounding Devon countryside. The property offers well-balanced and versatile accommodation, presented to a high standard throughout whilst retaining a wealth of attractive period features.

A particular feature of the property is the generous plot extending to approximately half an acre, incorporating areas of formal garden, productive planting and a range of useful outbuildings. Further benefits include ample off-road parking and a detached barn providing storage, workshop space or garaging.

### ACCOMMODATION

The accommodation is arranged over two storeys and combines traditional character with modern comforts.

The property is entered via an entrance porch leading directly into the impressive kitchen and dining room, which forms the social hub of the home. Enjoying a triple aspect, this light-filled space is fitted with a comprehensive range of grey shaker-style units complemented by granite worktops and integral appliances including a double oven and hob. The dining area offers ample space for family dining and entertaining, while a spacious cloakroom with WC is situated nearby.

Steps lead up into the sitting room, a particularly attractive reception space centred around a substantial inglenook fireplace with wood burning stove. Exposed features and views across the surrounding gardens enhance the room's character and appeal.

Beyond the sitting room is a snug which provides additional reception space and enjoys direct access to the rear garden. A utility room with additional storage, laundry facilities and boiler room further enhances the practicality of the accommodation.

The first floor is approached via an attractive staircase leading to a light and airy landing with vaulted ceiling and stained-glass detailing. The principal bedroom is a particularly impressive room enjoying a triple aspect with wide-reaching views across the surrounding countryside. Character features include vaulted ceilings, exposed timbers and French doors leading onto a private balcony positioned to make the most of the outlook. A shower room is situated adjacent to the principal bedroom.

The remaining accommodation comprises two further bedrooms and an additional shower room fitted with a modern suite, providing flexibility for family use, guests or home working.

### OUTSIDE

The property is approached through double gates opening onto a driveway providing ample parking for several vehicles.

The gardens are a particular feature of Little Bickaton; the first area of garden is laid predominantly to lawn with mature flower and shrub borders together with a well house incorporating an original 32-foot well.

A detached barn provides excellent storage, workshop space or garaging, while additional outbuildings include a multipurpose outhouse, toilet and a covered log store and bin store.

Beyond this lies a further area of garden, again laid predominantly to lawn and interspersed with mature planting including apple and cherry trees. Productive elements include a vegetable garden while a garden room provides an ideal position from which to enjoy the surrounding countryside and a delightful rural outlook.

Together, the grounds provide a delightful balance of formal garden, productive growing space and outdoor entertaining areas.

### SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating. Ofcom advises that ultrafast broadband is available and that mobile coverage via the major providers is likely to limited, depending on the provider.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

### DIRECTIONS

From Totnes, proceed north on the A385 to Dartington. At The Shops at Dartington, bear right signposted Buckfastleigh/A38, passing Dartington Church on your right. On reaching Huxhams Cross, turn right to Staverton. Proceed over the River Dart bridge and the railway crossing, through the village of Staverton, following the signs for Broadhempston. At Vicarage Cross, take the turning left and follow this through the village to the Community Shop. Turn left at the shop and follow the road around to the right passing The Monks Retreat and the play area, and bare right to proceed out of the village. Continue out of the village and after half a mile, turn slightly left, continue for a further quarter of a mile where the property can be found on the right hand side.

What3Words: ///cookers.after.ghost



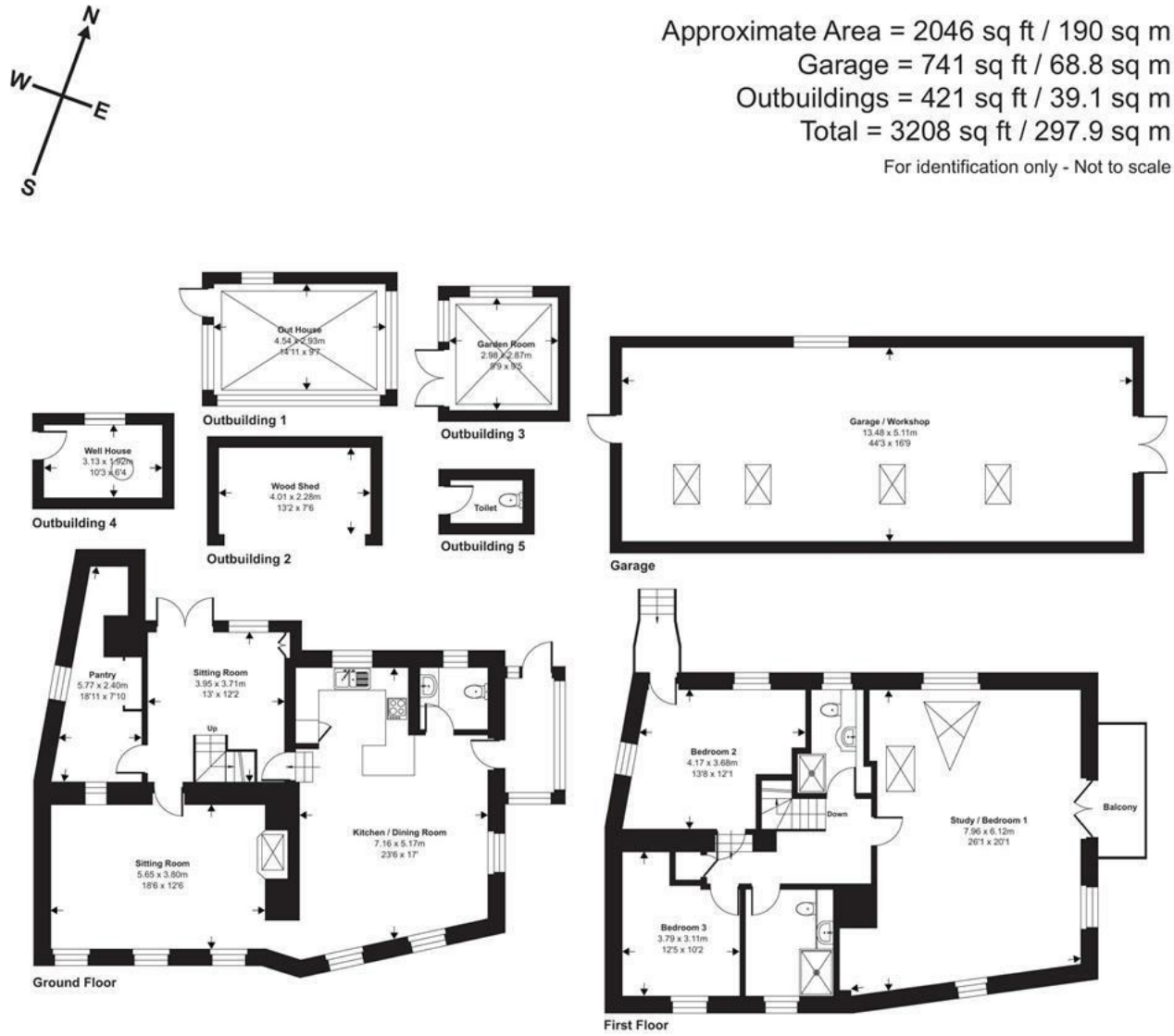








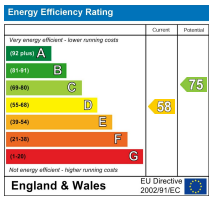
Approximate Area = 2046 sq ft / 190 sq m
Garage = 741 sq ft / 68.8 sq m
Outbuildings = 421 sq ft / 39.1 sq m
Total = 3208 sq ft / 297.9 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1520690

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.

STAGS




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