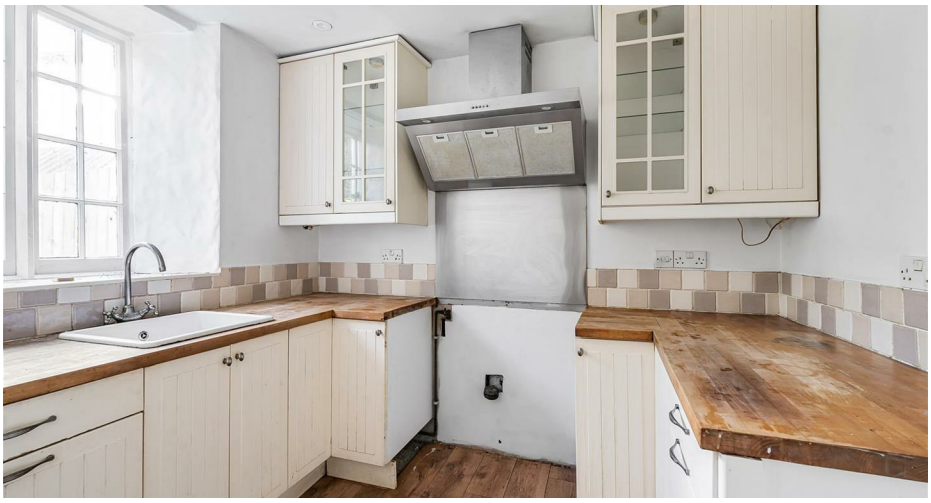


The Shop

The Shop, Avonwick, South Brent, TQ10 9LZ







South Brent 1.5 miles; Totnes 6 miles; Plymouth 18 miles

A character Grade II listed village house with exceptional garden, requiring full refurbishment and offered with no onward chain

- Prominent village position
- Charming Grade II listed period house
- In need of full refurbishment
- Exceptional garden for a village property
- Generous plot with mature boundaries
- Three-bedroom accommodation
- No onward chain
- Easy access to major transport links
- Freehold
- Council tax band C

Offers In Excess Of £200,000

SITUATION

Set in the heart of the popular South Hams village of Avonwick, the property occupies a central position within a friendly and active community. The village offers a well-regarded pub and restaurant, a Victorian church, children's play park and Avon Vale Tennis Club, one of the world's oldest lawn tennis clubs.

The A38 is just a mile away, providing excellent access to Exeter, Plymouth and the M5. Totnes lies approximately five miles distant, offering a wide range of shops, services and a mainline railway station with direct links to London Paddington, while nearby South Brent provides further amenities including a primary school and doctor's surgery. The South Devon coastline and Dartmoor National Park are also within easy reach.

DESCRIPTION

Enjoying an unusually generous garden, The Shop offers a rare opportunity to acquire a Grade II listed character house now requiring full refurbishment. The property retains traditional features and proportions, providing a blank canvas for a purchaser wishing to restore and reconfigure to their own requirements.

Of particular note is the scale of the garden, which is exceptional for a property of this nature and setting, offering a high degree of privacy and considerable scope for improvement. Offered with no onward chain, the property represents an exciting project within a well-regarded South Hams village.

ACCOMMODATION

The accommodation is arranged over two floors and extends to approximately 1231 sq ft.

On the ground floor, the property is entered into a central hall with access to the principal reception rooms, including a living room and a separate dining room. The kitchen lies to the rear, with an adjoining utility room.

The first floor provides three bedrooms together with a bathroom, arranged off the landing. The layout offers flexibility and potential for reconfiguration as part of a comprehensive refurbishment programme.

OUTSIDE

The property is approached directly from the village street.

To the rear of the house is a small courtyard garden, providing an enclosed outdoor space immediately adjoining the property.

Steps lead up to a larger garden positioned to the side of the house, which is of a notably generous size for a village setting. The garden is largely laid to grass with mature boundaries and offers excellent potential to be landscaped or created as a productive vegetable garden, subject to the purchaser's requirements.

AGENT'S NOTE

The external defibrillator currently located at the property will be relocated by the vendor following completion.

SERVICES

Mains water, electricity and drainage. Electric night storage heaters

According to Ofcom, ultrafast broadband is available in the area and mobile coverage is predicted to be likely.

DIRECTIONS

From Totnes, take the A385 towards Dartington and continue following signs for Avonwick and the A38. After approximately 7 miles, turn left at the fuel station in Avonwick. Continue past the church, where The Shop will be found shortly afterwards on the right-hand side.











Approximate Gross Internal Area 1231 sq ft - 114 sq m
Ground Floor Area 742 sq ft – 69 sq m
First Floor Area 489 sq ft – 45 sq m



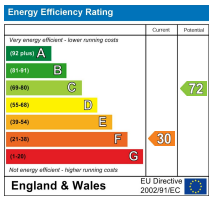
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

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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