



The Wheelhouse

1 Twin Cottages, Ashprington, Totnes, Devon, TQ9 7UZ

RENDELLS

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Ashprington, Totnes, Devon, TQ9 7UZ

Guide Price of £325,000

A semi-detached quintessentially, three bedroom Grade II listed Devon cottage in need of refurbishment, set in the centre of the desirable village of Ashprington with a large garden plot nearby.

- Desirable Village location
- Character Features
- Refurbishment required
- Three Bedrooms
- Large garden plot nearby
- No onward chain

Mileages

Totnes 3.7 miles approx., Dartmouth 10.5 miles approx., Exeter 32.2 miles approx., Plymouth 25.1 miles approx., Ashburton 14.1 miles approx., Newton Abbot 12 miles approx., Torquay 13 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The cottage is situated in the village of Ashprington, a highly favoured South Hams village of predominantly period properties centred around an historic church and noted local inn. The surrounding countryside is delightfully unspoilt and offers excellent opportunities for outdoor pursuits. The celebrated town of Totnes with its mainline railway station is approximately three miles away with a supermarket and a compliment of independent shops within the town. Totnes sits on the River Dart and Ashprington village is a short distance from Bow Creek on the Dart, with the villages of East Cornworthy and Dittisham beyond.

Description

Set in the centre of one of the South Hams most desirable villages. Originally built for the estate workers at the Sharpham Estate. Having been occupied for many years by the same owner. Offered to the market with no onward chain. Requiring refurbishment throughout, benefits from mains water, mains electricity and mains drainage.

Would suit reconfiguration to the bathroom on the first floor subject to any necessary planning consents. This is a truly rare opportunity to create a superb home in this lovely community.

Accommodation

Steps lead up to the door leading into the inner courtyard. Front door opening into the main living area with bay fronted solid wooden window with a slate windowsill. Good ceiling heights enjoyed through the property with a focal fireplace and stone hearth with inset woodburner with shelving alcoves either side. Door through to the rear hall with an airing cupboard housing the hot water cylinder. Ground floor bathroom with a bath, W.C. with window overlooking the rear walkway. Kitchen with sink and drainer and oil fired Rayburn. Built-in wooden cupboard. Door leading to the side courtyard with two windows overlooking the rear of the property allowing plenty of natural light. Staircase rises from the living room to the first floor landing.



First Floor

Main bedroom to the front with exposed original fireplace, good ceiling height, views across the village and the countryside beyond. Cupboard housing the water tank. Bedroom Two with rear aspect and access to the loft space. W.C. with hand wash basin and window with rear aspect. Bedroom Three/ Home Office with rear aspect.

Outside

Side courtyard which is accessed via the wooden front door, with access from the kitchen to the outside. There is space for storage. Oil Tank and lean-to storage area ideal for storing wood.

Garden

Detached large garden plot with some mature planting and a vegetable growing area. The garden is located up the road just past the Durant Public House at the row of garages, on the right is a gate with pathway leading across the quadrangle of gardens and allotments. Set in the centre of the village, gently sloping plot, South West facing with views over the village and countryside beyond. Communal tap for the gardens/allotments.

Location of gardens and proximity to house please refer to Mapsearch snapshot inserted in brochure.

Note

The external flu to the Rayburn we are advised it is asbestos.

Council Tax

Banding C.

Tenure

Freehold.

Energy Performance Certificate

Energy rating G.

Services

Mains electricity. Mains water. Mains drainage. Oil fired Rayburn.

Viewing

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

Directions

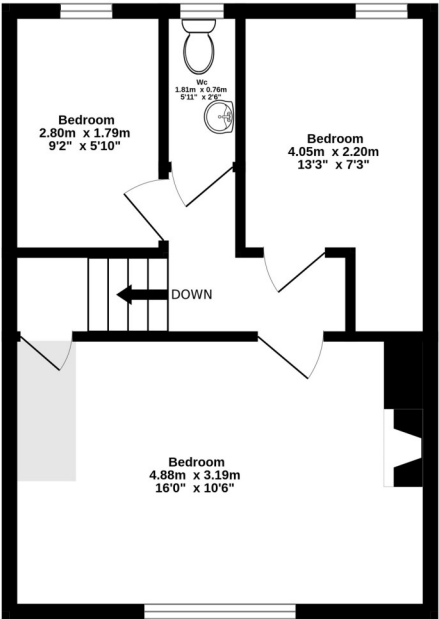
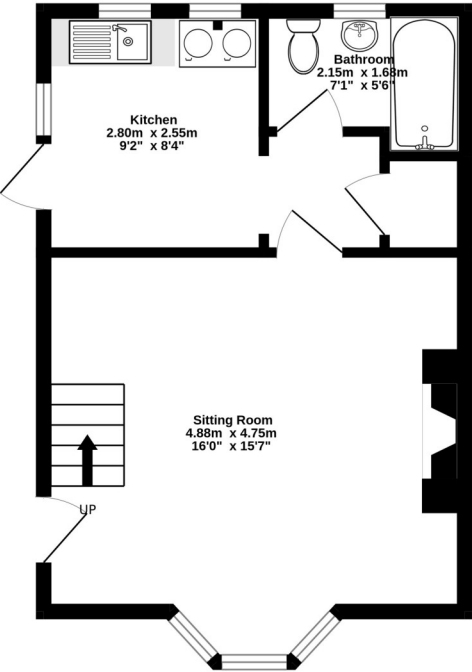
On leaving Totnes proceed along Station Road heading towards Dartington. At the first set of traffic lights turn left sign posted for Dartmouth and Kingsbridge (A381). Proceed up the hill and pass through the next set of traffic lights. After passing The Toll house on the left, turn left sign posted for Ashprington and Tuckenhay. On approaching the Memorial in Ashprington turn right then next left onto Hill Park and the cottage is the first on the right.

What3Words: shelving.hails.surface



Ground Floor
34.0 sq.m. (366 sq.ft.) approx.

1st Floor
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 67.2 sq.m. (723 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	

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