



6 Jasper Cottages

RENDELLS

6 Jasper Cottages

Abbey Road, Cornworthy, TQ9 7EY

A smartly presented three bedroom, semi-detached family home, having had significant renovations under its current ownership. Offering garage, studio, parking, enclosed front and rear gardens. Set in a secluded quiet position in the desirable village of Cornworthy.

- 3 Bedrooms
- Studio
- 3 Bathrooms
- Impressive dining room
- Garage and parking
- Devon Rule Applies
- Delightful gardens
- Plenty of storage

Offers in excess of £425,000

Plymouth approx. 27.1 miles, Exeter approx. 34.2 miles, Dartmouth approx. 8.8 miles, Newton Abbot approx. 14 miles, Dittisham approx. 2.4 miles, Kingsbridge approx. 11.3 miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Cornworthy is a well-kept and attractive village, surrounded by beautiful countryside. There is a very active Village Hall and a thriving local Inn, renowned for its friendliness. Cornworthy is approached by country lanes yet lies within easy reach of Dartmouth (7 miles), perfect for sailing enthusiasts. The historic town of Totnes is about 5 miles and offers a great range of independent shops, main-line station, recreational and educational provision. Many footpaths and good walking to both Bow Creek and the River Dart with Blackness Marine a short drive away, an excellent facility for boating enthusiasts. And the delightful village of Dittisham is 2.4 miles with its own sailing club and facilities.

Description

6 Jasper Cottages has been a much loved family home having had significant renovations during its time. It has a nicely flowing open plan living area and sitting room with woodburner. Impressive partially vaulted ceiling to the dining area with four panelled bi-fold doors opening out onto the manicured gardens. Set back off the lane surrounded by hedging and a wall, with a delightful cottage country garden to the front. Well presented and well equipped kitchen with granite worktops, separate utility. Offering ground floor bathroom and occasional bedroom giving versatility to any potential buyers.



The double garage has partially been converted into a studio with bathroom facilities and utility. Useful single garage and additional parking making this a versatile family home set in a secluded position in the village of Cornworthy.

Accommodation

Steps lead down into the cottage garden with door opening into inner hall with a useful storage cupboard for coats and boots. Sitting room with Karndean floor stretching through to the dining area and rear entrance. The property has excellent ceiling heights, front aspect with views over the enclosed front gardens, solid wooden mantel with inset woodburner. Opening through into the addition of a partially vaulted ceiling dining area, with exposed beams, two roof lights enjoying views over the garden with bi-fold doors opening onto a terrace, ideal for alfresco dining. Spacious well equipped kitchen with underfloor heating and an island with breakfast bar with solid wooden worktop and granite worktops, a range of under counter and wall mounted units with glass fronted display cabinets, space for a five-ring gas range with two ovens and a grill. Sink and a half and mixer tap. Inset spotlights. Useful understairs cupboard with space for a pantry. Kitchen area has solid stone floors and inset spotlights giving warmth and character to this space. Side entrance door leads into a lobby/office with views over the rear gardens. Ground floor Bathroom with stone/slate floor with shower enclosure, hand wash basin, and W.C. From the main entrance hall stairs rise to the first floor.

First Floor

Spacious landing with window offering views over the rear gardens and to the valley beyond. Plenty of space for a dresser. Bedroom One with front aspect and views over the garden, door to staircase with additional space for a wardrobe and stairs lead to the loft space. Loft space with two velux windows, electricity offering plenty of storage. Inset spotlights. Spacious Bedroom Two with front aspect. Plenty of space for a wardrobe and additional draws and storage. Bedroom Three with rear aspect and views over the rear garden and to the valley beyond.

Garaging and Studio

Detached double garage building with half of the space having been converted into a studio offering plumbing for a washing machine, Belfast sink and mixer tap. Ground Floor W.C., hand wash basin and shower. Useful Office/Ground Floor Accommodation, could be used as an occasional bedroom. Stairs rising to the first floor. The first floor is currently a loft space with inset spotlights and two velux windows. Having its own heating system with a oil fired boiler. Garage with manual up and over door.

Gardens and Grounds

The front is accessed by a pedestrian gate with steps leading down to the front door and side access. The front gardens are mature and laid mainly to lawn with mature hedging, giving a cottage garden style feel.

Rear Gardens with a levelled lawn area, westerly facing, the garden gets sun late



into the evening. Patio and granite set edging, raised beds for the green fingered with some formal rose planting. Pedestrian doors lead to a parking area in front of the garage and a further visitor parking space (for one vehicle) in the courtyard to the rear.

Agents Note

Devon Rule applies you have had to have lived or worked in Devon for 3 consecutive years.

Tenure

Freehold.

Council Tax

Band D.

Energy Performance Certificate

Energy rating D.

Services

Mains electricity, mains water. Mains drainage. Oil fired central heating and hot water. Bottled gas for the gas range cooker. Separate Oil fired boiler for the studio/annexe located in the garage.

Local Authority

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

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

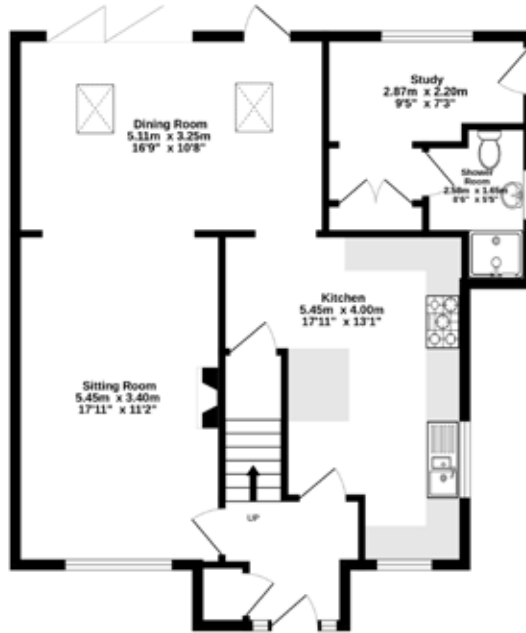
Directions

From Totnes take the A381 Kingsbridge Road. After about 1 mile take a left turn to Ashprington, Tuckenhay and Cornworthy. Follow the signs into Tuckenhay passing the Watermans Arms and the Malsters Arms. Pass through the village, following signs for Cornworthy and crossing the stone bridge. Proceed for about 1 ½ miles and at the 'T' junction turn left to Cornworthy. Continue into the village centre the property can be found on the left at the bottom.

What3words /// ketchup.drilled.demanding



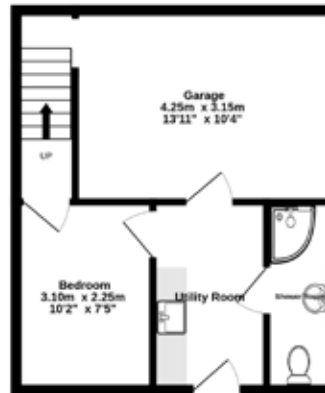
Ground Floor
76.7 sq.m. (761 sq.ft.) approx.



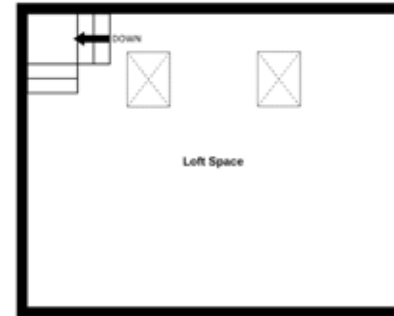
1st Floor
39.3 sq.m. (423 sq.ft.) approx.



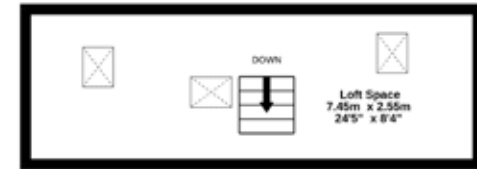
Annex
Ground Floor
32.6 sq.m. (351 sq.ft.) approx.



Annex
1st Floor
31.5 sq.m. (339 sq.ft.) approx.



Loft
19.0 sq.m. (205 sq.ft.) approx.



TOTAL FLOOR AREA : 193.2 sq.m. (2080 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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| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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60



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57 Fore Street, Totnes, Devon TQ9 5NL
 Tel: 01803 863888
 Email: totnes@rendells.co.uk



www.rendells.co.uk

