



# 1 Coombe Cottages

Deancombe, Buckfastleigh, Devon, TQ11 0LZ

RENDLELLS

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Guide Price of £650,000

An idyllic Grade II listed semi-detached, three bedroom character cottage located in the Dartmoor National Park with a detached two bedroom Annexe. Set in grounds of 1.17 acres.

- Three Bedrooms
- Two Reception Rooms
- Characterful kitchen/diner
- Large Family Bathroom
- Detached two bedroom Annexe
- Parking and hard standing
- Delightful gardens, orchard and grounds of 1.17 acres

Totnes (10.1 miles), Exeter (25.9 miles), Newton Abbot (12.3 miles), Plymouth (21.7 miles), a regular direct train service from Totnes to London Paddington 2 hours 41 minutes (170 miles).

## Situation

Situated on the southern edge of the Dartmoor National Park and lies approximately 2 miles south-west of the small market town of Buckfastleigh but conveniently within a mile of the A38 Devon expressway bringing Plymouth and Exeter within easy reach.

The Dartmoor National Park provides a wide array of recreational opportunities including walking, riding and cycling on the open moor with various bridle paths nearby offering easy access to the high moor. Buckfastleigh has various amenities, services and a selection of shops, the popular moorland towns of South Brent and Ashburton are also within convenient reach. Many of the regions finest beaches are within easy driving distance with the property being potentially a convenient base location for family recreation.

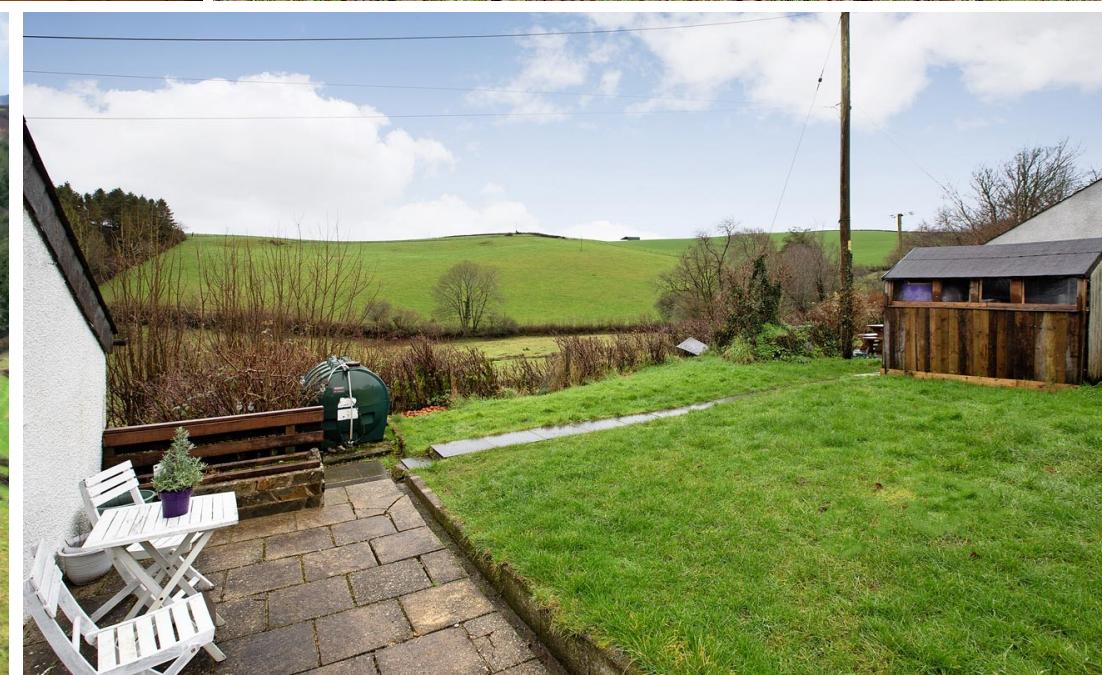
## Description

1 Coombe Cottage has three double bedrooms and two bathrooms, a cosy sitting room with woodburner, formal dining room with triple aspect windows with views over the garden and a detached two bedroom studio/annexe. All set in approximately 1.17 acres with an orchard, terraced gardens with a track and level area/hard standing. The cottage enjoys good ceiling heights throughout and has a wealth of original features including inglenook fireplace and exposed beams. Set in an extremely quiet and idyllic setting, yet in an accessible location. There is no formal heat at present but there is an oil tank and radiators. 2 Coombe Cottages is also available with two double bedrooms (Guide Price £325,000).

## Accommodation

A solid wooden door opens into an inner porch with tiled floor. Door through into sitting room with exposed stone chimney breast with inset woodburner with dual aspect. Exposed beams. Recently fitted internal window shutters (to be included in the sale). Kitchen/Diner with slate/stone floor. Inglenook fireplace with an abundance of character and exposed beams with dual aspect. Inset large Everhot Range Cooker. Double Belfast style sink and mixer tap. Range of undercounter storage units. Solid wooden worktops. Space for dishwasher. Four ring electric hob. Enjoying views over the terraced rear gardens. Rear entrance lobby with plumbing for washing machine and tumble dryer. Family Bathroom with hand wash basin, W.C. with vanity unit, double ended bath, electric Mira Shower over central taps with a front aspect and blinds. Formal dining room with triple aspect with views over the gardens with double doors opening out onto the terraced area. Excellent ceiling heights and solid wooden floor.





## First Floor

White washed wooden staircase leads to the first floor hall with rear aspect. Master Bedroom with vaulted ceiling, exposed 'A' frame beams with a large sliding window overlooking the rear gardens. Bedroom Two with front aspect with partially valuated ceiling. Bedroom Three accessed via three steps with a front aspect. Built-in cupboard and partially vaulted ceiling.

## Detached Studio/Annexe

The door opens into an open plan living area with plenty of space for a dining table and soft seating. Free standing Janus woodburner. Wooden bespoke undercounter units with sink and a half and drainer. Kitchen with free standing gas cooker. Space for fridge/freezer. Bathroom with P shaped bath, hand wash basin and W.C. Cupboard with plumbing for a washing machine. Bedroom with front aspect and exposed wooden floorboards. Pine double doors with single glazing open into Bedroom Two/Additional living area with front aspect and walk-in cupboard.

Patio and lawn area to the front with its own access driveway and parking. The vehicle access track leads up to an open plateau, giving access to the Orchard. Plenty of space for the green fingered. Useful timber shed and greenhouse. Plenty of scope to create additional parking.

### Tenure      Council Tax      Energy Performance Certificates

Freehold.      Band C.      Main House energy rating D-55. Annexe energy rating D-62.

## Main House Services

Mains electricity. Private drainage and private water supply.

## Annexe Services

Mains electricity. Private drainage and private water supply. Electric water hot cylinder. Gas bottles for the freestanding gas cooker.

## Gardens and Grounds

To the front of the property is driveway parking for one vehicle. Patio area taking in some views over the delightful wooded valley. To the side of the property is an area of lawn with a further patio area with steps giving access to the rear terrace. Double doors opening out from the dining room with terraced lawns and gardens to the rear with remains of an Historic stone outbuildings. Further area leading up to an orchard, taking in some views over the delightful valley.

## Viewing arrangements

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

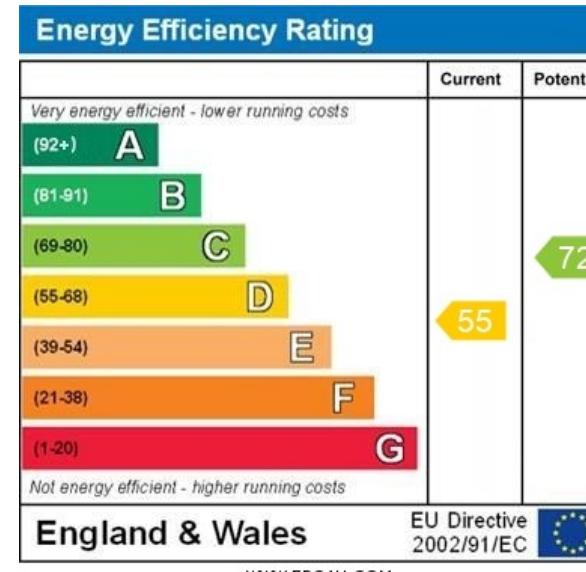
## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Property is situated in the Dartmoor National Park.

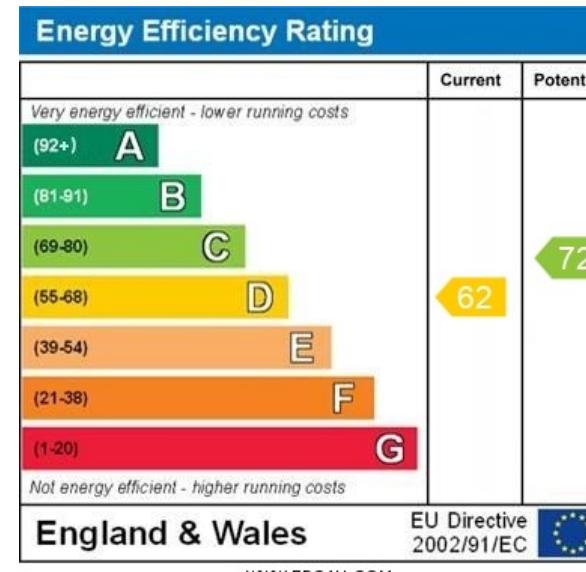
## Directions

From Totnes take the A384 towards Buckfastleigh and cross over the A38 dual carriageway. Follow the road around to the left into Dart Bridge Road and this in turn leads into Plymouth Road. Continue for several miles passing the village sign of Dean Prior, the continue past Dean Forge taking the second right signed Deancombe. Continue around to the right past the village hall, continue out into the country over a bridge and next left. After about ½ a mile Coombe Cottage can be found on your right. Parking is on the concrete drive.

## EPC Graph Main House



## EPC Graph Annexe



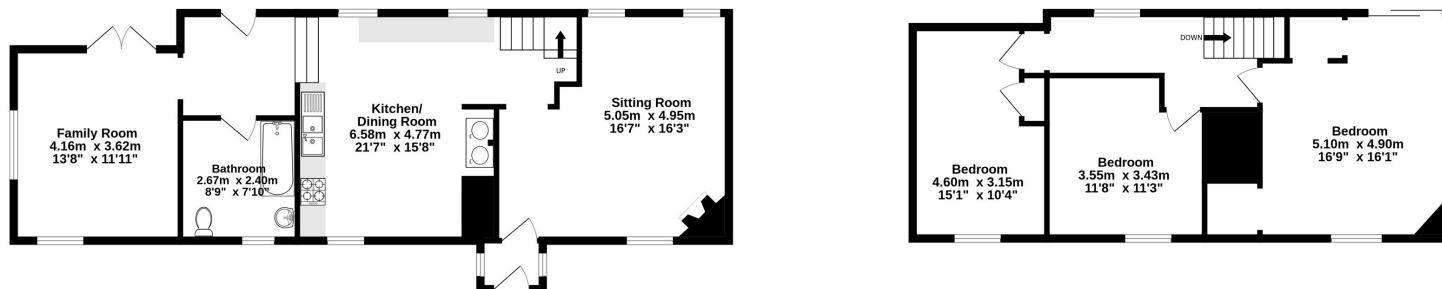


Ground Floor  
73.7 sq.m. (794 sq.ft.) approx.

### 1 Coombe Cottage

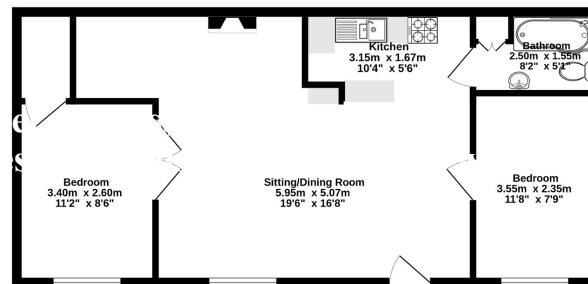
TOTAL FLOOR AREA : 129.0 sq.m. (1388 sq.ft.) approx.

1st Floor  
55.2 sq.m. (594 sq.ft.) approx.



### Annexe

Ground Floor  
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA : 56.0 sq.m. (603 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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