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THE AWARD WINNING
ESTATE AGENTS

Ashfield Cottage, Plymouth Road
Freehold



Ashfield Cottage, Plymouth Road, Totnes, TQ9 5NB

A wonderful detached house of individual design with a self-contained detached annexe.

- Video Walk-Through Available
- Individual Detached House
- 4 Bedrooms (1 en-suite)
- Sitting Room, Dining Room & Study
- Kitchen & Laundry Room
- Self-Contained 1 Bedroom Annexe
- Ample Driveway Parking
- Generous Gardens
- Tucked-Away Position
- Sought-After Town



Built in the late 1990s, the main house seamlessly teams a relatively modern home with some lovely character features which can only be appreciated by way of a viewing. The property has its own gated driveway providing plenty of parking and there are wonderful established and secluded gardens with a mainly level with lawns extensive planting small orchard vegetable plot and slopping copse area. In total the plot extends to approximately 0.45 of an acre and is a real feature of the home and provides a real tucked-away feeling.

Lovely established gardens with total plot extending to approx. 0.45 of an acre.

PARKING

Long driveway and turning area for multiple vehicles.

ANNEXE

The annexe is completely self-contained with a contemporary internal finish. Presented over 2 floors with double bedroom at first floor level and lounge and open plan kitchen having French doors to a decked area at the rear.

Once at the top of the driveway it is a fairly level walk to the top of Totnes town centre with its excellent range of shops and amenities running down to the banks of the River Dart, with picturesque walks and lovely bars, cafes and restaurants, with the town also having a main line railway station.

ACCOMMODATION

Stepping inside, the living accommodation flows well with a lovely sitting room with feature period-style fireplace and exposed beams. A separate dining room has French doors to the outside and there is also a separate study overlooking the garden. A long kitchen has a comprehensive selection of timber-fronted cabinets, space for a breakfast table, Stanley range which provides cooking, hot water and central heating, with an electric hob also. There is also a separate plumbed laundry room.

Above the main reception hallway and accessed via a 180-degree turning staircase is a feature galleried landing which provide access to 4 bedrooms the principal with an en-suite and also the family bathroom.

OUTSIDE

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.







AGENTS NOTES

Tenure

Freehold

Local Authority

South Hams District Council
Council Tax: Currently Band F

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONAL NOTE

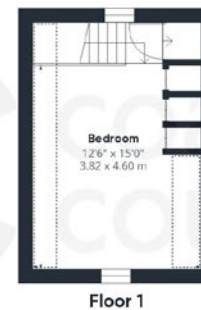
Heading out of Totnes on the Plymouth Road, the property is the driveway on the right immediately after the cemetery.



Annexe

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		