



## Totnes

4x  2x 

ENERGY RATING  
D61

- 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
- Rare Opportunity

**Guide Price:**  
**£795,000**  
FREEHOLD



Ashfield Cottage, Plymouth Road, Totnes, TQ9 5NB





## Ashfield Cottage, Plymouth Road, Totnes, TQ9 5NB

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

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.

### The 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 ensuite and also the family bathroom.

### 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.

### Outside:

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

### Parking:

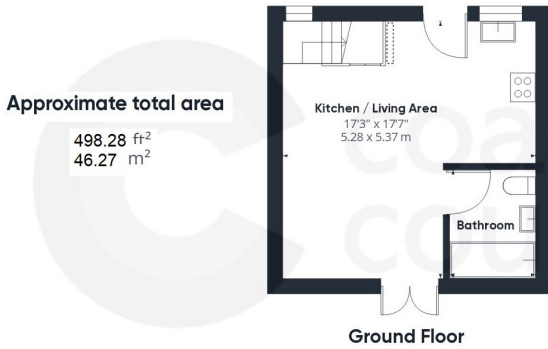
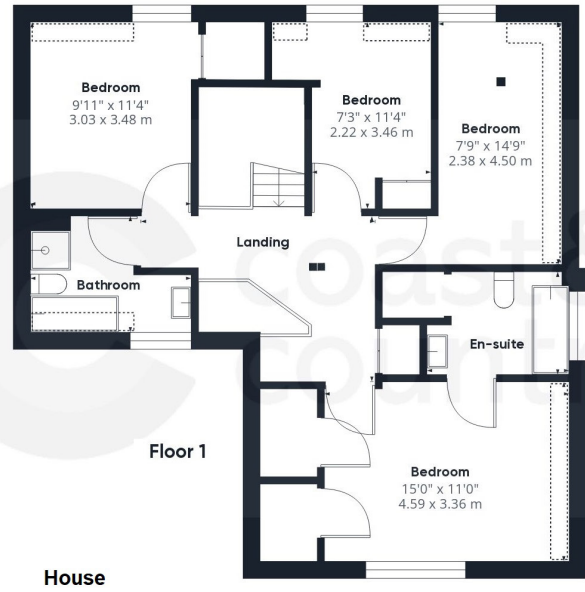
Long driveway and turning area for multiple vehicles.

### Directions:

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



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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



## Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.