



Sheplegh Cottage, Blackawton

Guide Price £1,000,000

HARRIET
GEORGE



Sheplegh Cottage

Blackawton, Totnes

- Peaceful rural setting
- Sitting room with wood burning stove
- Recently fitted kitchen
- 3 Double en-suite bedrooms
- 4th bedroom / study
- Delightful grounds with tennis court
- Garage and ample parking
- 3 Bay light industrial unit / store / workshop
- In all about 9 acres
- No onward chain

Sheplegh Cottage is situated in an idyllic and rural part of the South Hams, surrounded by wonderful countryside whilst being only a short drive from some of the most beautiful beaches and coastal walks in the area. The nearest village is Blackawton with a strong community, highly regarded primary school, church and pub.

The property is equidistant to the waterside towns of Kingsbridge and Dartmouth. Kingsbridge offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College. Dartmouth has an excellent range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College.

The bustling and thriving market town of Totnes is 11 miles away and from here there is a regular direct train service to London Paddington.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



Approached over a shared tree lined drive, Sheplegh Cottage occupies a delightful parkland setting and has excellent facilities which include a 3 bay light industrial unit with power and water, offering ample workshop / storage or space for multiple vehicles.

The detached house has spacious accommodation arranged over 2 floors. The ground floor comprises a bright and airy sitting room with sliding doors to the garden, modern kitchen, dining room, study/4th bedroom, utility room, boot room and cloakroom. The conservatory overlooks the beautifully landscaped gardens. On the first floor is a spacious galleried landing off which are three double bedrooms, each with their own en-suite.

Sheplegh Cottage owns the drive which two neighbouring properties have a right of way across. There is a mixture of open grassland and woods totalling approx. 9.6 acres and a landscaped garden mainly laid to lawn with mature shrubs, trees, a decorative pond and patio area.

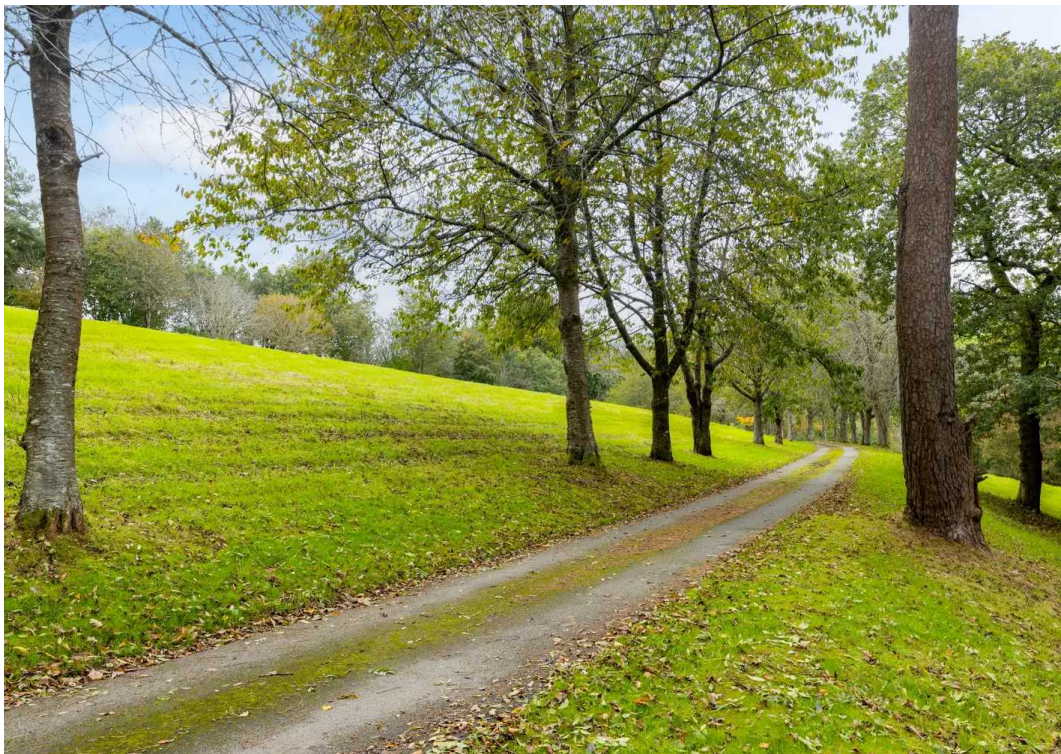
SERVICES

Mains electricity. Shared private water and private drainage. LPG provides heating and hot water.

DIRECTIONS

From Kingsbridge take the A381 Totnes Road. After about 6 miles turn right at Totnes Cross Filling Station on to the A3122 signposted Dartmouth. After about 2 miles you'll see Airheadz Hair and Beauty on the left and at that point turn right signposted Blackawton. Proceed through the village passing The George Inn on your left hand side. Continue past the church for 200 yards and bear right at the Village Hall signposted Millcombe / East Allington. Continue along the lane for 0.6 miles, at the bottom of the hill pass over the stone bridge turning left at the T junction towards Bow. After a short distance the drive to Sheplegh Cottage will be found on the right.







Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.