



Lilac Cottage, Millcombe

Guide Price £1,250,000

HARRIET
GEORGE



Lilac Cottage

Millcombe, Totnes

- Sympathetically restored and renovated
- Walking distance of a pub and shop
- An abundance of period features
- Contemporary kitchen extension
- Sitting room with wood burning stove
- Beautiful south facing gardens
- Excellent parking
- Space for a garage, STPP
- EV charging point
- In all about an acre

Lilac 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. Blackawton is a thriving village with pub, shop and excellent primary school.

The property is equidistant to the towns of Kingsbridge and Totnes; both offer excellent shopping and facilities including secondary schools. The bustling and vibrant market town of Totnes has a regular direct train service to London Paddington.

The pretty waterside town of Dartmouth which is famous as a sailing centre and home to Britannia Royal Naval College has wonderful marina facilities and is just over 6 miles from the cottage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F



The current owners have sympathetically modernised and extended Lilac Cottage, enhancing the wealth of original period features and creating a wonderful home for modern living.

The stylish accommodation includes an impressive kitchen dining room with floor to ceiling Crittal windows and doors that enjoy views across the garden to countryside beyond. A curved sun terrace runs across the rear of the cottage and is accessed off the kitchen dining room. The cosy sitting room has a stone fireplace with wood burning stove and steps lead up to a multi purpose room with mezzanine. There is also a snug, utility room and cloakroom on this floor.

On the first floor are four bedrooms, the principal is dual aspect with delightful views, an en-suite shower room and dressing room. The other three rooms are served by a family bathroom.

The cottage stands in the middle of its beautifully landscaped grounds with established trees, shrubs and expansive lawns. The garden offers wonderful space to entertain with numerous areas to sit and enjoy the glorious countryside views. Within the grounds, sitting against a lovely woodland backdrop, is a studio with verandah overlooking the orchard. A five bar gate from the lane opens into the large gravel driveway which provides parking for numerous cars and steps lead down to the front door.

Lilac Cottage is an exquisite home in a tranquil rural setting and viewing is highly recommended to fully appreciate all this fabulous home offers, both inside and out.

SERVICES

Mains electricity, private water and drainage.

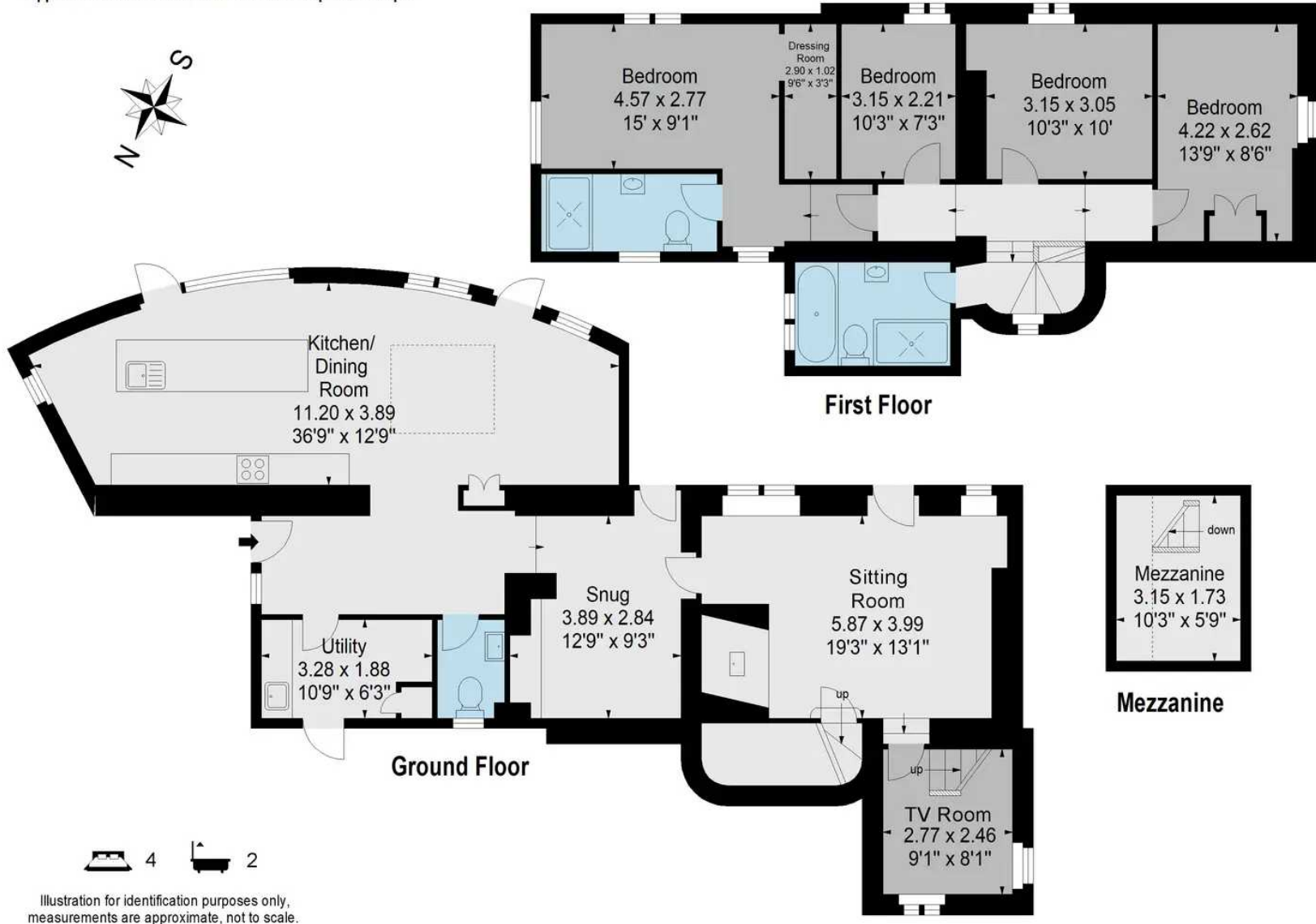
DIRECTIONS

What3Words - perplexed.pine.suitable





Approximate Gross Internal Area = 193.2 sqm / 2080 sq ft



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.