



MILLARD  
COOK



# Hazelwood Cottage Loddiswell, Kingsbridge, TQ7 4DZ

A wonderful family house with mature gardens and paddock, set within a tranquil hamlet.



Hazelwood Cottage is a beautifully presented attached house set in a peaceful and elevated position, offering generous, recently modernised accommodation throughout. This charming property features a superb triple-aspect living room, an open-plan kitchen/breakfast room, a practical utility/boot room, four bedrooms including a principal en-suite and a stylish family bathroom.

One of the key highlights of Hazelwood Cottage is its stunning gardens and grounds. The property offers mature planting, an attractive exposed wall garden, a paddock and a substantial outbuilding located conveniently adjacent to the main house.

Ideal for those seeking a picturesque family home or a smallholding lifestyle, Hazelwood Cottage combines comfort, space and countryside charm in an exceptional setting.



## **Accommodation**

Entrance porch leads to the entrance hall with stairs rising and a cupboard under.

A delightful large, triple aspect living room has oak flooring and a feature wood burner with timber mantle, double doors lead out to the landscaped gardens.

The double aspect open plan kitchen/dining room has a wood burner and an exposed brick breast, oak flooring throughout with the dining section having a window overlooking the front aspect.

The kitchen has a good range of drawers, cupboards and wall mounted units, worktops with inset one and a half sink unit with drainer and a built-in dishwasher. There is an oil fired Rayburn, separate oven, induction hob, fridge and a wonderful unique bespoke underfloor wine store.

A further storage area to the side leads to the good size utility/boot room with Belfast style sinks, units, wine fridge, freezer and a door to the outside. Airing cupboard and space for a washing machine and tumble dryer

The very useful downstairs shower room has a walk-in shower, WC and a hand basin.







## First floor

Landing. Hatch to loft.

The principal double bedroom offers a wonderful size with vaulted ceilings, dual aspect enjoying views across the front aspect and side with country distant views. There is a ensuite comprising walk-in shower, hand basin, WC as well as a useful walk-in dressing room.

The double bedroom two has two built-in cupboards, exposed fireplace and window overlooking the front aspect with views beyond.

There is a third bedroom to the rear overlooking the gardens and beyond being a double room as well as a fourth room to the front aspect. The modern bathroom has a suite comprising panelled bath with separate shower system above, handbasin, WC and a radiator.





## To the outside

A shared driveway to one other property leads to the private parking and the extensive garage/outbuilding next to the property with light, power and a further lean to store/stable to the rear.

Steps up to the property with parking options.

To the side of the property is a beautiful landscaped and well maintained walled garden enjoying mature trees and shrubs including an apple trees. Adjoining the property is a good size patio with a door to the utility/boot room. There is a log store, oil tank and outside oil fired central heating boiler.

From the main entrance, double gates lead to the extensive paddock with an abundance of mature fruit trees and an enclosed vegetable garden enjoying a tranquil location with stunning country views. Stock proof fencing and mature hedging as it boundaries. A pedestrian gates leads to the formal garden and property.



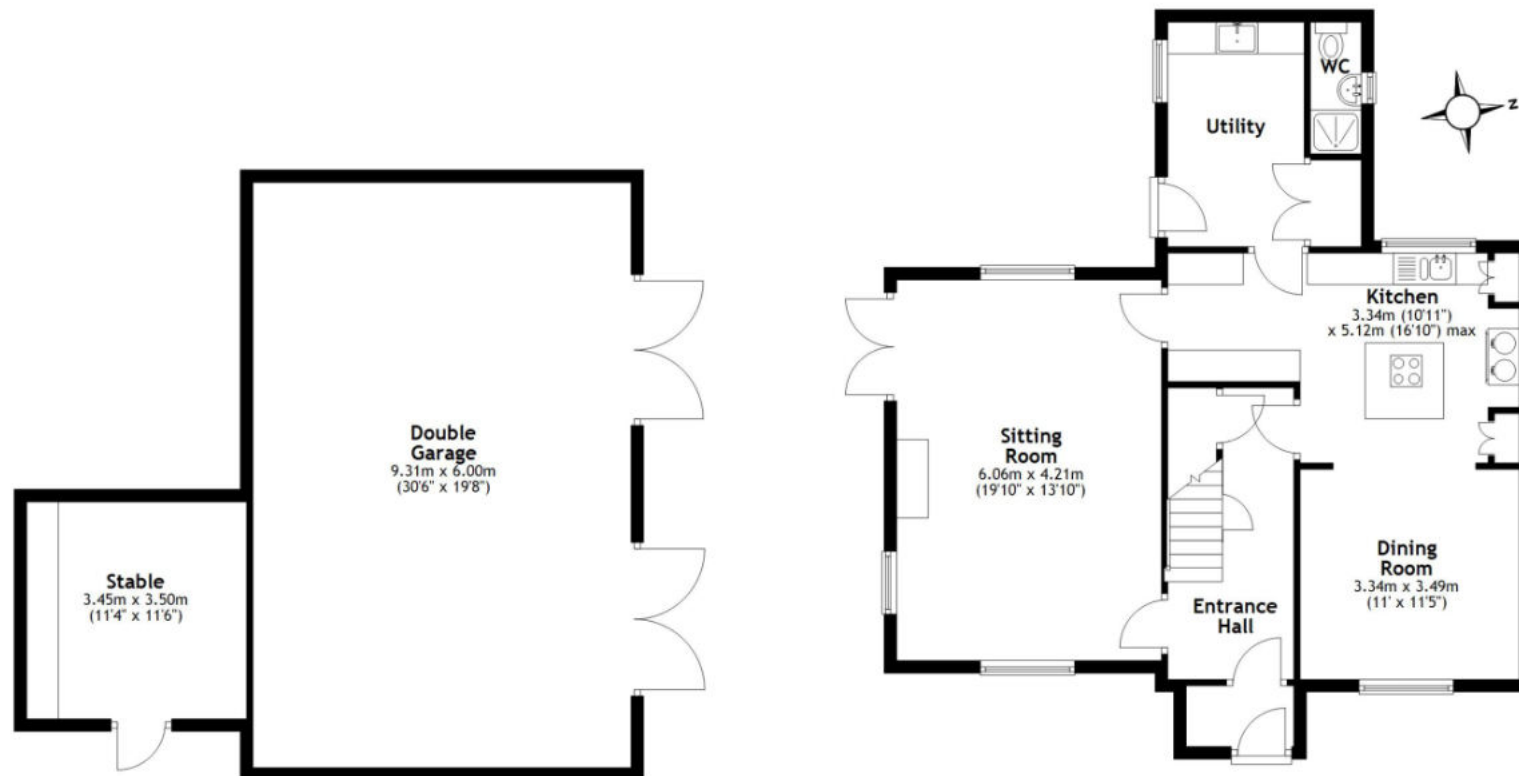






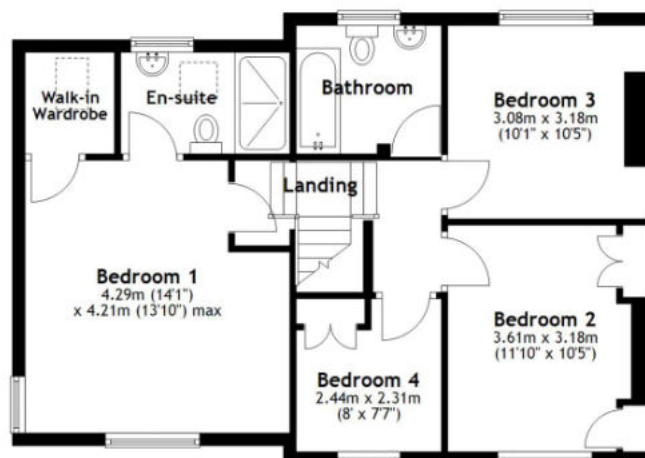
## Ground Floor

Approx. 143.9 sq. metres (1548.5 sq. feet)



## First Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 207.8 sq. metres (2236.4 sq. feet)

**Hazel wood Cottage, Loddiswell**



**Services**

Main water and electric. Shared private drainage. Oil fired underfloor heating and solar panels.

EPC: D

Council tax: C

Property size: 2,236 sqft



**Viewings**

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

This house needs to be viewed to be fully appreciated.

Floor plans, and images are for guidance only.



Millard Cook is a bespoke, independent agency covering Dartmouth and the South Hams.

To register for private and confidential homes available, please contact the office on 01803 832361 or visit [www.millardcook.com](http://www.millardcook.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. CGI on images maybe used. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.