



Mole End, Bays Cottages, Cornwood, PL21 9QB

CHRISTOPHER'S
SOUTH HAMS



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As a house name, Mole End evokes literary images of *The Wind in the Willows*, and you are certainly not disappointed as you enter this very pretty 2-bedroom cottage. Immaculately presented and with an abundance of character, this gorgeous home truly embraces its history. Particular features of this cottage include the hand-built farmhouse style kitchen/dining room with solid wood units sitting underneath granite worktops. Showcasing a slate floor and exposed beams, this sociable room also boasts a fabulous walk-in larder spoiling you for storage. The double aspect sitting room offers oak flooring and a granite fireplace housing a log burner. This cosy yet contemporary room, also features a study area tucked away in a hidden nook. A spacious utility and downstairs cloakroom completes the ground floor accommodation. Upstairs are two double bedrooms. Drawing on more character with an original fireplace, the master bedroom also offers solid wood wardrobes and an ensuite shower room. A simply magnificent family bathroom also shows off this cottage's Victorian past. Outside, the cottage is hugged entirely by its gardens offering large level lawns, ornate seating areas and a glass and timber summerhouse with stepping stones and neat pathways weaving between it all. A productive greenhouse, store and outbuilding all enhance this glorious countryside lifestyle. There is a vehicular right of way across the neighbouring property providing parking for two vehicles. This superb cottage delivers high quality, period features and delights in not being listed. Christopher's South Hams are truly excited to present Mole End to market and viewings are highly recommended.

Key Features

- Cottage (Not Listed)
- Village Location
- Abundance of Period Features
- Hand-Built Kitchen
- Study Area
- Downstairs Cloakroom/Utility
- Two Bedrooms
- Ensuite Shower Room
- Separate Family Bathroom
- Large Garden
- Outbuildings
- Parking

Situation & Amenities

Cornwood sits in open countryside on the edge of Dartmoor, yet only four miles from the greater facilities of Ivybridge and eight miles from the Waterfront City of Plymouth. The main part of the village sits above the River Yealm valley and was once part of an important trading route which carried tin, wool and cattle between Tavistock and Totnes giving it a rich South Hams history.

The village has a population of around a thousand people and a strong community spirit. The Cornwood Inn is community-owned serving food and drinks and acts as a focal point for activities that bring people together. It is a hub for outdoor activities, such as walking or cycling, with somewhere to store your equipment and meet up before setting out or a warm welcome on your return. Alongside the ever popular and successful Cornwood Cricket Club, the village is also home to the church of St Michael and All Angels. The Church of England Primary School is currently rated good by Ofsted with a pre-school on the same site and it feeds into Ivybridge Community College with its World Class Quality Mark Award and fantastic sport facilities. Further community facilities such as Health Centres, Dentists, Libraries, Supermarkets, Leisure Facilities and Transport Links can be found in nearby Ivybridge and Plymouth beyond.

Services

Mains Water. Mains Drainage. Mains Electricity.
Oil Fired Central Heating. LPG for Cooking.

Tenure

Freehold.

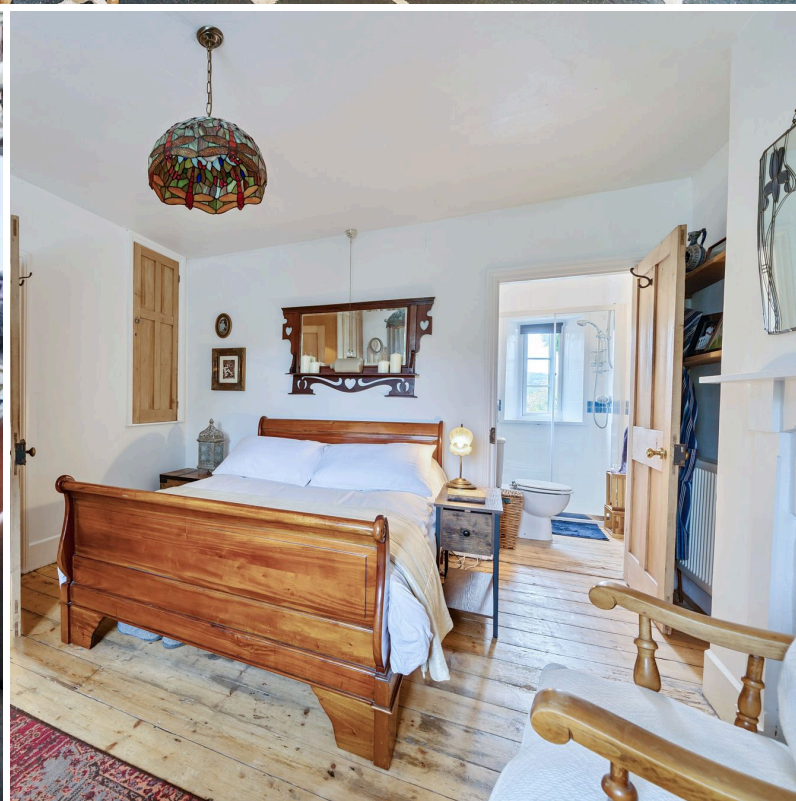
Local Authority

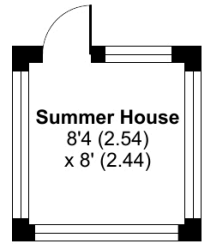
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Viewings

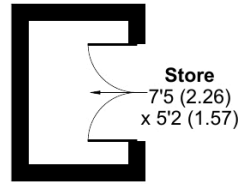
Strictly by appointment through
Christopher's South Hams
01752 746 550

COUNCIL TAX BAND: D

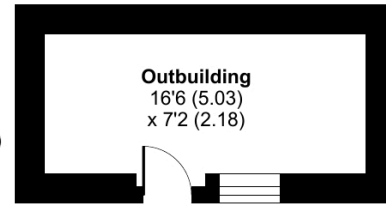




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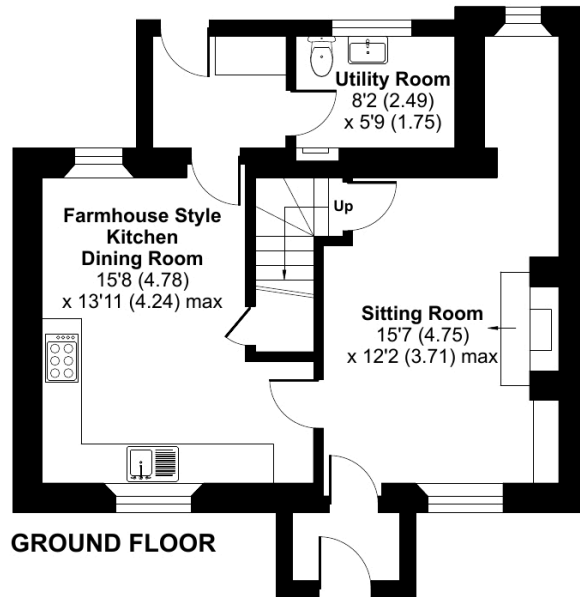
Bays Cottages, Cornwood, Ivybridge, PL21

Approximate Area = 1054 sq ft / 97.9 sq m

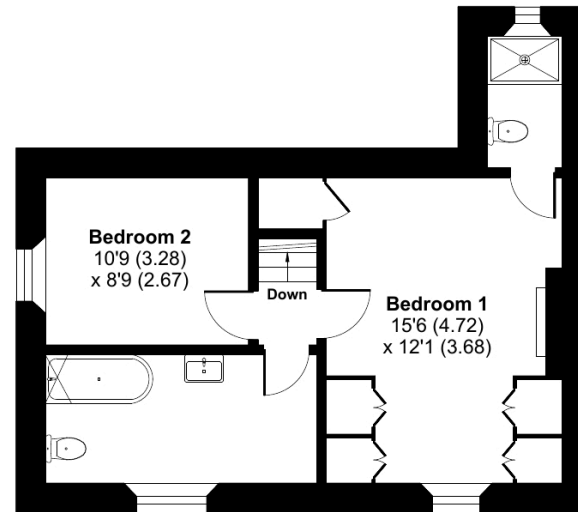
Outbuildings = 228 sq ft / 21.1 sq m

Total = 1282 sq ft / 119 sq m

For identification only - Not to scale

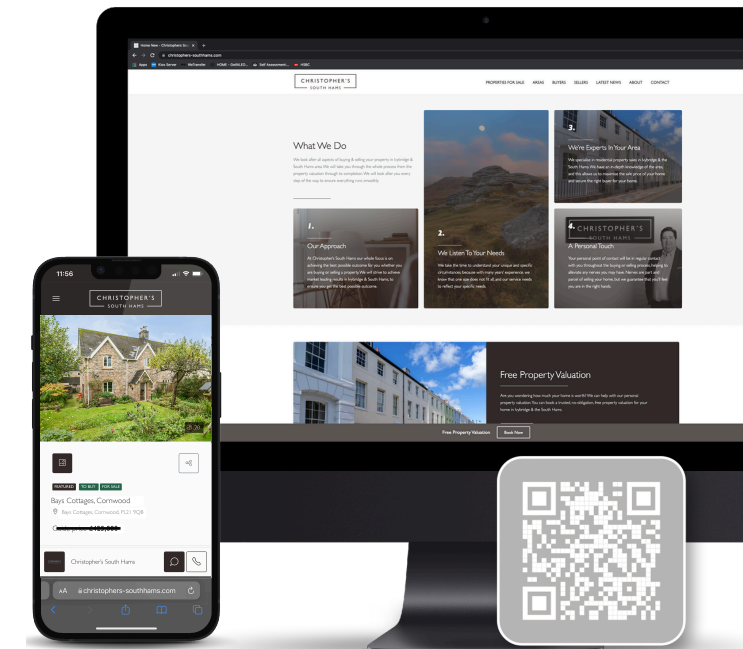
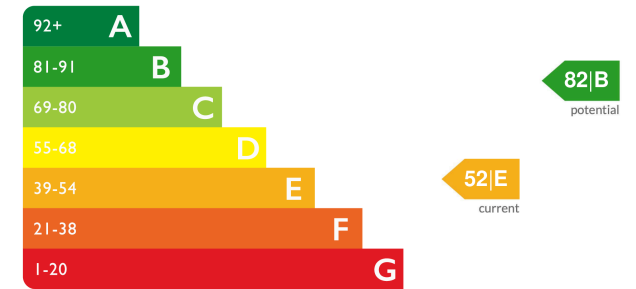


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating



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