



SIGNATURE SPACES *by Prunella*



Quack Cottage
Hansel
Nr Slapton
Dartmouth
TQ6 0LN

Pretty 3 bedroom,
one bathroom cottage

Guide Price: £500,000

The Highlights

Desirable rural cottage with valley and river views

Idyllic peaceful location

Approx 0.35 acre of mature south-facing gardens

Super-fast fibre connectivity

Close to Slapton and beaches

Character features including inglenook fireplace, wood burning stove, exposed beams and an old bread oven

Located on a quiet no-through lane



The Location

Quack Cottage lies on a typical Devon lane, below the hamlet of Hansel. It is a short drive or longer walk to Slapton where there are two pubs and a community shop. The nearby village of Strete offers a shop, post office and community pub. Kingsbridge and Dartmouth are 20 minutes away and Totnes is a 35 minutes by car. There are many beaches within a half hour drive.

Its peaceful location is full of nature, the varied wildlife includes otters, glow-worms, nightingales and owls, in the heart of the South Hams AONB.

Quack Cottage, like its neighbour Rose Cottage (which is also offered for sale), was built in the late 18th century for workers at the former watermill which is located opposite.

The cottage sits prettily in a large south-facing garden above a shallow trout stream in a quiet, rural valley.



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The House

A picturesque three-bedroomed Devon stone cottage rich with character features such as an inglenook fireplace with log burner, an old bread oven (non-working), exposed beams and wooden window seats, it's the perfect retreat for living or holidaying.

On the ground floor a spacious sitting/dining room offers views from the window-seats over the garden, there is a large stone fireplace and log burner, a good-sized kitchen and under-stairs storage.

Downstairs there is also a single bedroom with wash sink, whilst upstairs there is a further single and a double bedroom, both with window-seats, located next to a family bathroom.



The Gardens

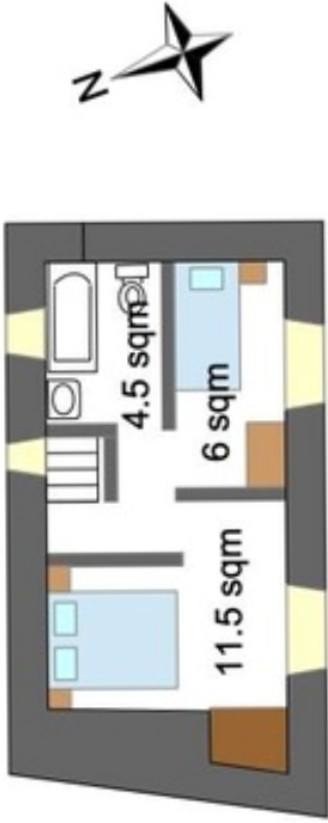
The property boasts a large level garden mainly laid to lawn with herbaceous borders and mature trees, one with a tree house, and access over the garden fence to the Gara Brook, which flows below.

There is ample parking and behind the cottage, a wild garden with a wood-store and further parking area.

Council tax band: Band D
EPC Rating: G



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First Floor Plan



Ground Floor Plan

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (65-80)	
D (55-66)	
E (35-54)	
F (21-36)	
G (1-20)	13
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Agents notes:
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.
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