



**Connells**

Bridge Cottage Newton Road  
Littlehempston TOTNES



# Bridge Cottage Newton Road Littlehempston TOTNES TQ9 6LT

for sale guide price  
**£300,000**



## Property Description

Connells are delighted to present to the market this truly unique and charming two-bedroom home, steeped in history and set within a generous rural plot of approximately one third of an acre. Once a cherished chapel, this residence offers an exceptional opportunity to acquire a property rich in character and potential. Rarely does a home like this become available, and Connells is proud to bring this once-in-a-generation opportunity to market. This property has been a much-loved home for many decades, and its roots as a former chapel are evident from the moment you step through the door. From the impressive ceiling heights to the sense of space and tranquillity that pervades the interior, the building still whispers of its spiritual past. Carefully maintained by its previous owners, the property now presents an exciting opportunity for new custodians to restore, update, and extend (subject to planning permission), transforming it into a bespoke rural retreat. Connells cannot recommend viewing this property highly enough. Opportunities like this rarely present themselves - it may be another 60 years before a home like this comes to market again. To truly appreciate the character, potential, and stunning surroundings of this unique former chapel, an in-person visit is essential.

Contact Connells today to arrange your viewing - and take the first step toward owning a piece of local history.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## On Approach

Set well back from the road in a peaceful countryside setting, the home is approached via a private driveway providing ample off-road parking and access to a detached garage. The exterior hints at the home's history, with traditional architectural lines and a modest, welcoming entrance. The setting is truly idyllic - a peaceful rural backdrop that offers both privacy and panoramic countryside views.

## Lounge & Diner

11' 5" x 24' ( 3.48m x 7.32m )

On entering the property, you're immediately struck by the sense of space and light. The main living area is a generous, double-aspect lounge and dining room, perfect for both quiet family evenings and entertaining guests. The high ceilings add to the grandeur and airiness of the space, while the dual aspect windows flood the room with natural light throughout the day.

## Kitchen

10' 1" x 7' 7" ( 3.07m x 2.31m )

The kitchen is situated to the rear of the property, offering a practical workspace with views out to the garden. While it would benefit from modernisation, it provides a solid foundation for creating a beautiful and functional heart to the home. Given the size of the plot, there is significant scope to reconfigure or extend the kitchen to create a larger open-plan kitchen/diner, subject to the necessary consents.

## Bedrooms

The home also includes two double bedrooms, each with their own charm and character. Whether used for family, guests, or home working, they provide comfortable and flexible accommodation.

## Bedroom 1

9' 2" x 11' 8" ( 2.79m x 3.56m )

## Bedroom Two

7' x 8' 9" ( 2.13m x 2.67m )

## Gardens

Perhaps one of the most remarkable features of this home is its outside space. The garden is a true delight - a combination of formal planting and open lawns that reflect the care and love poured into the property over the years. Immediately behind the house is a patio area with mature borders and well-maintained shrubbery, offering a peaceful spot for alfresco dining or morning coffee.

From there, a few gentle steps lead you to the elevated lawn area, where the views truly open up. With rolling countryside beyond the garden boundary, the sense of space and connection to nature is palpable. The generous size of the plot also presents significant potential for future landscaping projects, gardening endeavours, or further development (subject to planning). Whether you envision a vegetable garden, orchard, summerhouse, or extended living accommodation, the possibilities are plentiful.

## Location

Tucked away in a quiet rural location, the home offers peace and seclusion, yet it remains within reach of local amenities, transport links, and community facilities. The surrounding area is rich in natural beauty, with walking routes, bridleways, and open countryside all on your doorstep. It's the perfect setting for those seeking a slower pace of life, connection to nature, or simply a place to relax and unwind.

Whether you're a downsizer looking for tranquility, a family wanting space to grow, or a creative buyer looking for a project with potential, this home ticks every box.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: G Council Tax  
 Band: D

Tenure: Freehold

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