



**Connells**

Smithy Cottage Village Road  
Marldon Paignton





## Property Description

Connells are delighted to bring to the market this once-loved one-bedroom cottage, nestled within the highly desirable village of Maldon. Cherished by its previous owner for many decades, this charming home is now ready for a new chapter and offers an exciting opportunity for those seeking a renovation project. Requiring modernisation throughout, the cottage presents the perfect prospect for first-time buyers, investors, or those looking to downsize and create a peaceful retirement retreat in a sought-after village location. One of the standout benefits of this property is that it is offered with no onward chain, making for a smoother and potentially quicker purchase. Opportunities like this, particularly in such a desirable village location, are rarely available for long.

## On Approach

Set back from the road, the property is approached via its own gated entrance, opening into a quaint front garden that immediately sets the tone for what lies beyond. This private outdoor space offers a welcoming introduction and could easily be enhanced with planting or seating to create a lovely spot to enjoy a morning coffee or evening glass of wine.

## On Entrance

Stepping inside, you are welcomed into the main living area.

## Lounge & Kitchen

13' 7" x 12' 5" ( 4.14m x 3.78m )

The lounge is cosy and full of character, offering a comfortable space to relax and unwind. There is plenty of potential here to reimagine the room with modern finishes while retaining the charm that makes cottages so appealing. Adjoining the lounge is a compact kitchen area, perfectly positioned for practical everyday living. With thoughtful redesign, this space could be transformed into a stylish and functional kitchen that complements the home's character while meeting modern needs.

The ground floor layout lends itself beautifully to open-plan living, making it ideal for those looking to create a warm and inviting haven. Whether you are a first-time buyer eager to put your own stamp on a property or an investor seeking a rewarding project, the possibilities here are plentiful.

Stairs rise from the living area.

## Bedroom

12' 8" x 14' ( 3.86m x 4.27m )

The first floor, where you will find the bedroom. The double-aspect bedroom is a real highlight, bathed in natural light from windows on both sides. This generous flow of daylight enhances the sense of space and creates a calm, airy atmosphere. There is ample room for a double bed and additional furniture, making it both comfortable and practical. With the right touches, this room could become a tranquil retreat away from the hustle and bustle of everyday life.

## Shower Room

A couple of steps down from the bedroom leads through to the shower room. While this space would benefit from updating, it currently offers a shower cubicle and the essential facilities. With modernisation, it could be transformed into a sleek and contemporary shower room, adding further value and comfort to the home.





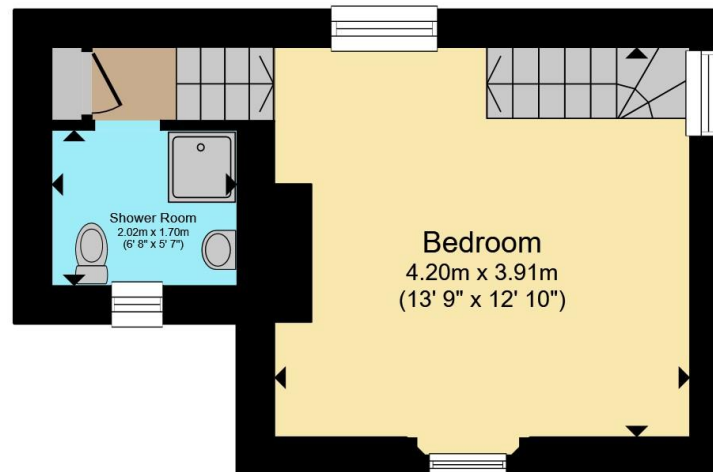








**Ground Floor**



**First Floor**

Total floor area 45.1 m<sup>2</sup> (485 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: Awaited  
Council Tax Band: A

Tenure: Freehold

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