



**Solstice, 3 Church Hill, Blackawton, Totnes, Devon,  
TQ9 7BQ**

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand**  **Petit**  
ESTATE AGENTS









## Solstice, 3 Church Hill, Blackawton, Totnes, Devon, TQ9 7BQ

Solstice is a charming cottage conveniently but quietly located in a cul de sac in the centre of the popular village of Blackawton, close to the church in the heart of this vibrant community.

The property has been renovated by the current vendors and the accommodation is beautifully presented throughout with many character features.

Comprising on the ground floor is the beautifully fitted open plan country style kitchen / breakfast room with a range of base and wall units and open through to the sitting room with a large feature stone fireplace with wooden mantel and wood burning stove.

There are two double bedrooms and a family shower room on the first floor and another double bedroom and a bathroom on the second floor.

The garden is a real feature of this home, beautifully maintained and bursting with mature planting, there is a paved courtyard to the side and the remaining garden is mainly laid lawn with secluded seating areas.

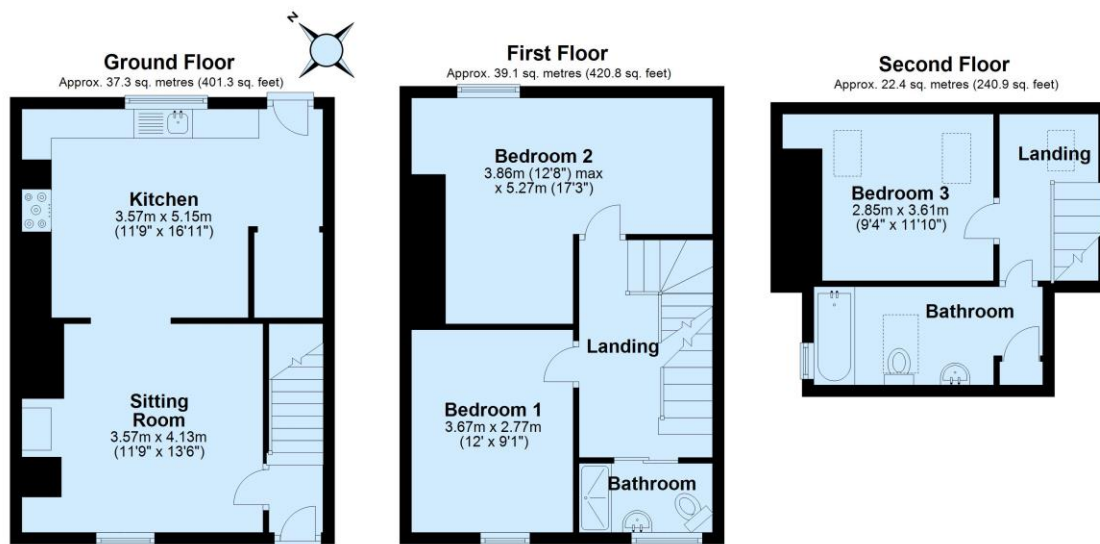
Blackawton has a strong community with a highly regarded primary school, community run shop, church and a public house. Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north.

### KEY FEATURES

- Charming End Terraced Cottage
- Beautifully Presented Throughout
- Lovely Period Features
- Delightful Secluded Cottage Garden
- 3 Double Bedrooms
- Central Village Location
- Mains Electricity, Water & Drainage
- Oil Fired Central Heating

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC D | COUNCIL TAX Band C | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
[dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk) [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)



#### DIRECTIONS

From Dartmouth take the road towards Kingsbridge and Totnes. At Oldstone Cross turn left signposted to Blackawton and follow the signs to the village. Drive down Main Street and turn right into Church Hill almost opposite the George Inn. The property will be found after a short distance on the right.

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but 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. Neither Marchand Petit, nor any of its employees, has any 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. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand Petit**  
ESTATE AGENTS