

HILLSIDE DARTINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



HILLSIDE

A beautifully presented and exceptionally pretty, early Tudor Grade II listed cottage built in 1450 situated in the picturesque Hamlet of Staple, in the heart of Dartington. The house has been meticulously maintained and updated by the current owners and showcases a wealth of period charm with an impressive kitchen/ breakfast room and wrap around gardens.

The property is entered via an entrance porch with a lovely solid Oak door and hand carved oak casement leading into the dining hall, with wonderful slate floors, oak beamed ceiling and an impressive inglenook fireplace with ample space for a large dining room table and chairs. The living room is another charming room with slate floors, two impressive inglenook fireplaces with one offering an open fire. The inner lobby also has a guest WC and shower room. The Kitchen / Breakfast is an impressive vaulted room which has been beautifully refurbished and fitted by the current owners with a range cooker, which is impressively framed by a sandstone surround. Double doors lead to a delightful patio garden, and there is also a Kitchen door out onto the garden. Upstairs are three good size double bedrooms all with space for double beds, with views over Staple green, and a lovely family bathroom with exposed stone wall complete with a roll top bath.

Outside there is a cobbled hard standing area and a garage with private gardens to the front and side of the house which are mainly laid to lawn with shrub and flower borders. A pretty courtyard garden is located off the Kitchen.

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- Garage
- Off Street Parking
- Wonderful Period Charm
- Peaceful Location
- Beautifully presented
- 3 double bedrooms
- Private garden





PROPERTY DETAILS

Property Address

Hillside, Staple, Dartington, Totnes

Mileages

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

Services

Mains electric, water and drainage. Mains gas central heating

EPC Rating

Current: 71, Potential: 76

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



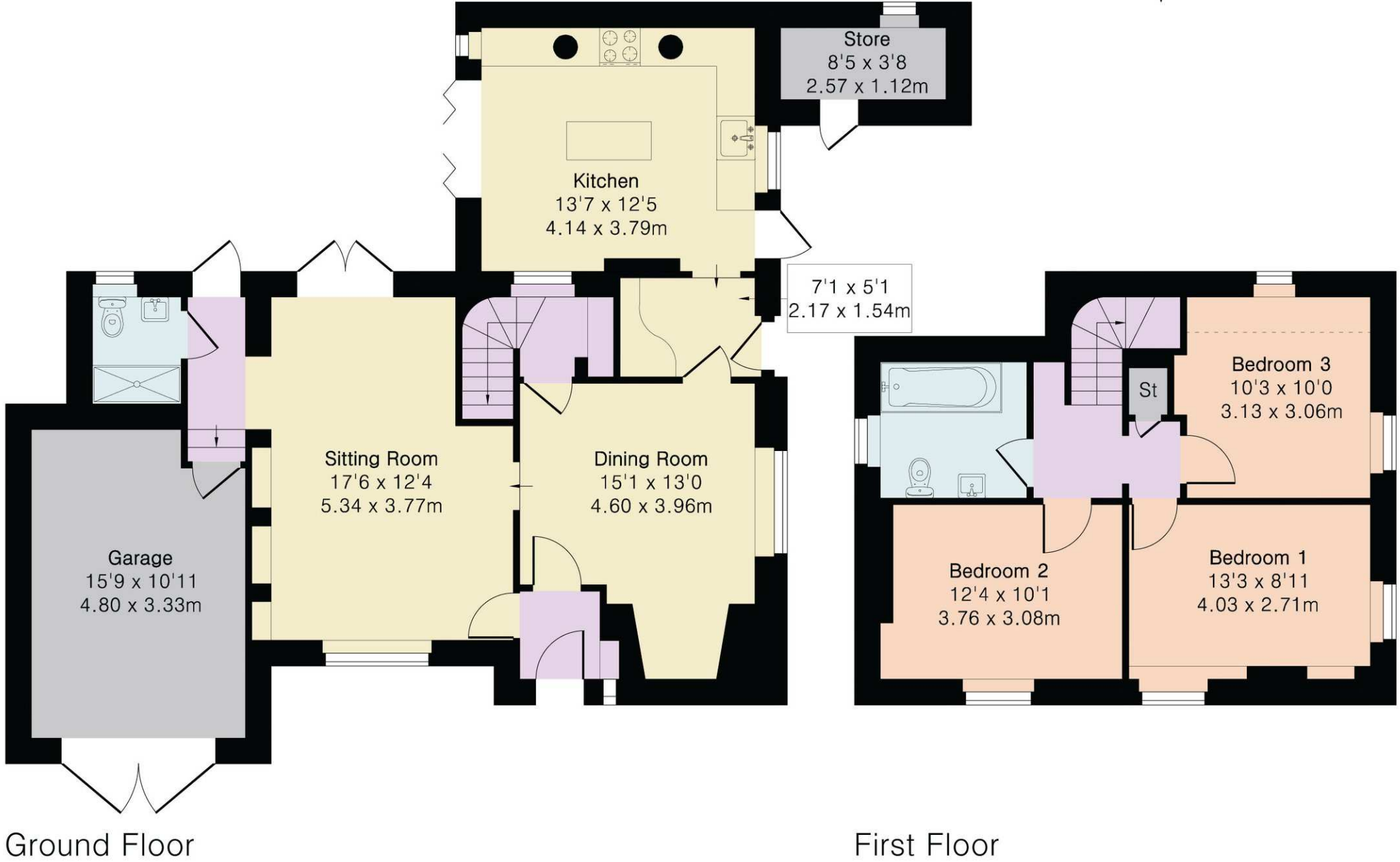
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FLOORPLAN

**Approximate Gross Internal Area 1415 sq ft - 131 sq m
(Including Garage)**

Ground Floor Area 947 sq ft – 88 sq m

First Floor Area 468 sq ft – 43 sq m





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