



**STAGS**  
FOR SALE  
01893 865454



The Old Smithy

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Cott Road, Dartington, Devon, TQ9 6HQ

A38 4.5 miles, Plymouth 22 miles, Exeter 28 miles

A tastefully renovated Grade II listed country cottage with three double bedrooms, delightful garden, newly restored kitchen and bathrooms.

- No Onward Chain
- Sort after village location
- Chic internal renovations
- Sitting room with wood burning stove
- Freehold
- Successful Holiday Let
- Chocolate box cottage
- Delightful rear garden
- Roll top bath
- Council Tax Band E

## Offers In Excess Of £500,000

### SITUATION

The popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

### DESCRIPTION

A tastefully renovated three-bedroom Grade II listed 'chocolate box' cottage situated in the sort after village of Dartington. The property has been beautifully decorated and designed by the current owners to ensure that the cottage keeps in harmony with its heritage whilst retaining a chic blend of vintage fittings with all the modern amenities expected in a premium property. There is parking for one car, a large store room and a well sized garden with patio to the rear, perfect for alfresco dining.



## ACCOMMODATION

Entering into a light and airy entrance hallway with slate tile flagstone flooring provides access into the dining room with a vintage crystal chandelier feature beams and window seat. Beyond the dining room is the exquisite, verdant green kitchen with matching tiling. The kitchen is fitted with a range of base and wall units, six-ring, double oven Smeg cooker, standalone dishwasher and with space for a fridge freezer. Leading on from the kitchen is the ground floor shower room with walk-in overhead monsoon shower head shower. At the other end of the property is beautifully presented quintessentially English country cottage sitting room with slate flagstone flooring, wood burner set in an inglenook fireplace, window seat & large wooden lintel.

On the first floor there are three double bedrooms, with bedroom three benefiting from a large dressing room with window seat and a bathroom fitted with double-ended, roll top, freestanding bath, underfloor heating, William Morris wallpaper, heated towel rail and a window seat.

## OUTSIDE

Situated at the rear of the property is a well sized country garden with west facing views. Perfect for alfresco dining and enjoying the sunsets over the Devonshire hills.

## SERVICES

Mains gas, electricity, water and drainage. Council Tax Band E.

## DIRECTIONS

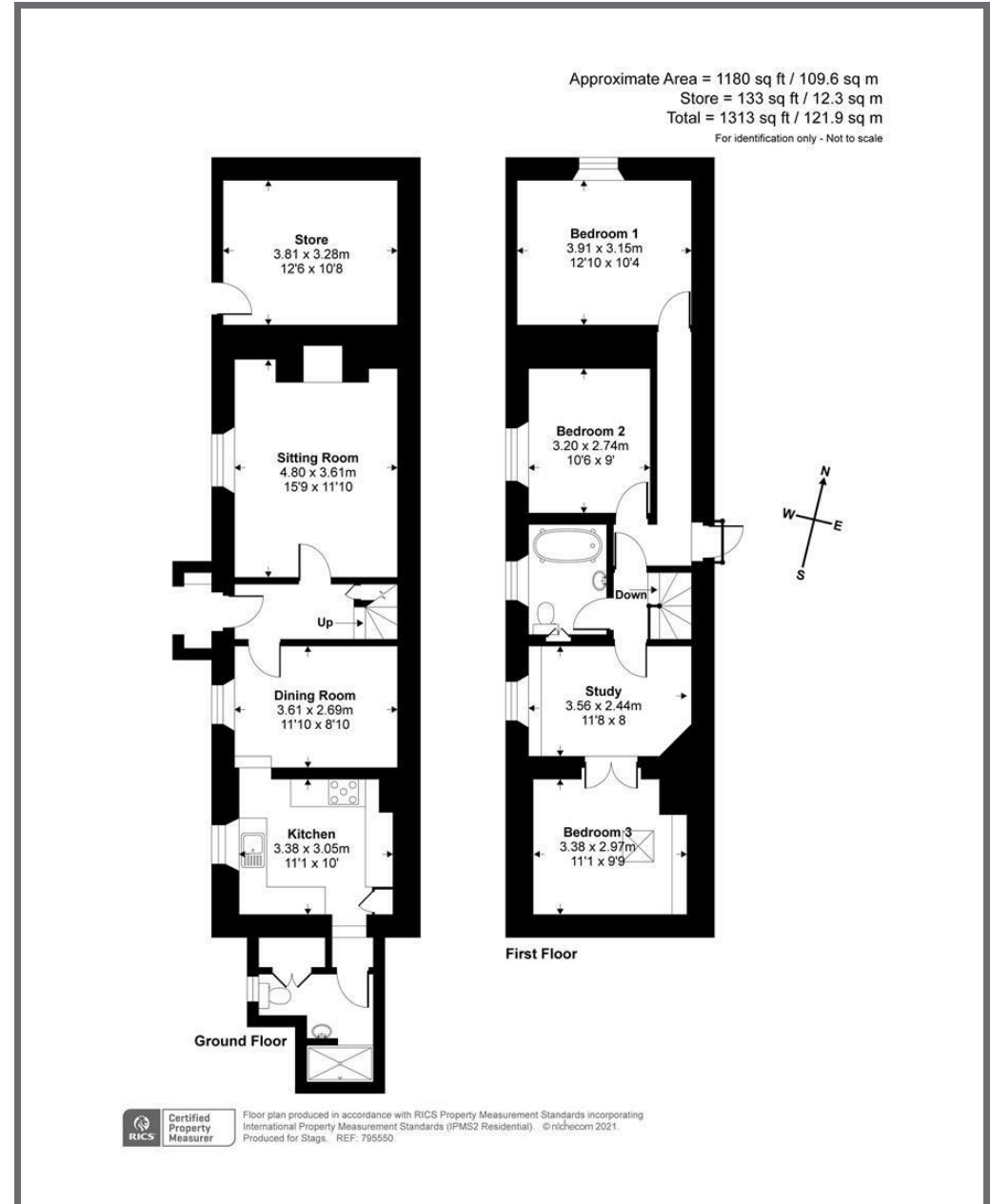
From Totnes take the A385 signposted Dartington. At the Shinnars Bridge roundabout take the first exit onto Cott Road. Continue along this road for around 100m and you will find the property located on the left-hand side.

## AGENTS NOTE

Please note the current access to the garden is via a small door on the first floor, however, this access is owned by a neighbour and there is currently no right of access. The vendor has acquired a separate area of land to the left of the property and has had planning permission granted (planning consent 14/0158/07/F) which will allow for steps to be added to the bank to provide access to the garden. For more information please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 49                      | 71        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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