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Beach Cottage

Beach Cottage, 9 Bank Lane, Totnes, Devon, TQ9 5EH



A38 6 miles, Plymouth 25 miles, Exeter 29 miles

**A two bedroom cottage offering a unique blend of historic charm and contemporary comfort in a secluded yet central location**

- No onward chain
- Two double bedrooms
- Exposed stone walls
- Gas central heating
- Superb private location
- Solid hardwood flooring
- Private decked courtyard garden
- Separate studio outbuilding
- Freehold
- Council tax band B

**Offers In Excess Of  
£325,000**

#### **SITUATION**

The property is located in the centre of the main part of the historic market town of Totnes. Totnes is a bustling market town with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, an interesting range of galleries, together with riverside walks, the Guild Hall, churches and its very own Norman Castle. There is a mainline railway station with links to London Paddington and the A38/Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

#### **DESCRIPTION**

Nestled in the charming old part of Totnes, this enchanting two-bedroom stone-built cottage is a testament to both history and modern comforts. Beach Cottage offers a secluded retreat with recent enhancements, including a new roof, rebuilt loggia, double-glazed windows, and a reconfigured ground floor. The cottage now boasts a spacious open-plan sitting room and kitchen adorned with exposed stonework, preserving the character that defines this exceptional property.

#### **ACCOMMODATION**

As you enter the property, a curving glass brick wall discreetly separates the entrance from the main reception room, providing a practical space for coats and shoes. The entire ground floor has been ingeniously opened up to create a stunning living space, featuring a fully equipped kitchen with a stylish roll-top worktop, drawer units, inset white sink with a drainer and mixer tap, integral Bosch oven/microwave, and a 4-ring Gas hob. Additional amenities include space and plumbing for a washing machine, fridge, freezer, inset cubby hole desk/computer space, and a dishwasher. The sitting room features a working gas fireplace, adding instant warmth to the exposed stone fireplace.

The steel and ash spiral staircase leads

upstairs, the Velux window above the staircase bathes the area in natural light. Two double bedrooms with built-in storage offer delightful views over the courtyard garden and Totnes. The main bedroom includes a built-in wardrobe and airing cupboard. The bathroom, adorned with a jacuzzi bath with shower over, low-level w/c, and a pedestal wash hand basin, completes the upstairs space, with a window offering views to the front aspect.

#### **OUTSIDE**

The front of the cottage unveils an enclosed courtyard garden with a composite deck, complemented by built-in seating. The deck, surrounded by a dwarf wall, ensures a private and intimate atmosphere.

Adjacent to the cottage is a separate stone-built studio featuring a Velux rooflight, power heating, and a level ground - an ideal space for various purposes.

#### **SERVICES**

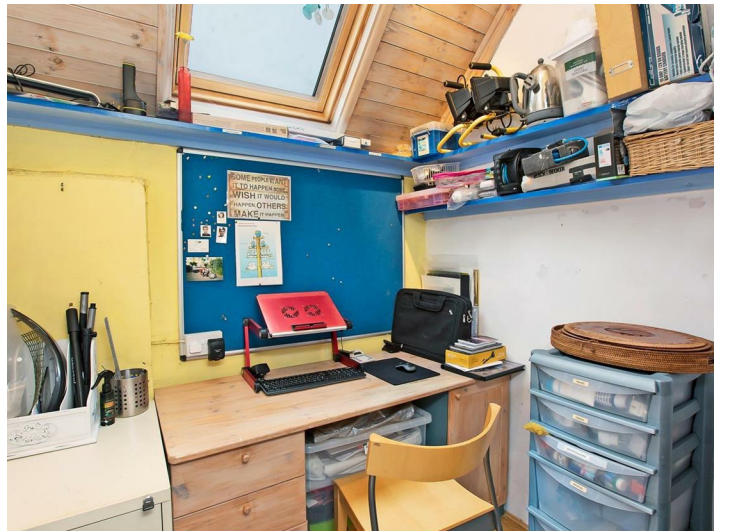
All mains services connected. Gas fired central heating.

#### **INVESTMENT OPPORTUNITY**

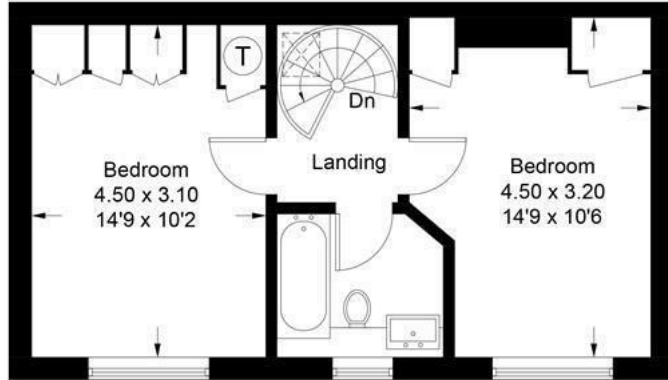
For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

#### **DIRECTIONS**

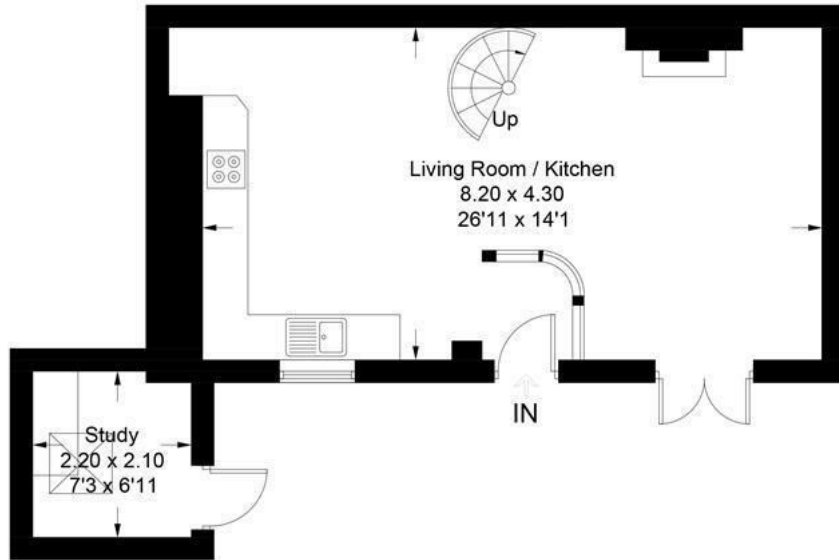
With Stags Totnes office on your left walk down to the mini roundabout and then turn right into Fore Street. Walk a short way up until you see Peacocks clothes shop on your right. Bank Lane is on the opposite side of the road. Continue on foot passing the 'Gothic House' and a concealed gate on the right leads through to the three cottages.



Approximate Gross Internal Area = 77.6 sq m / 836 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID706839)

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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(45-48) G	(1-44) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		84	52

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