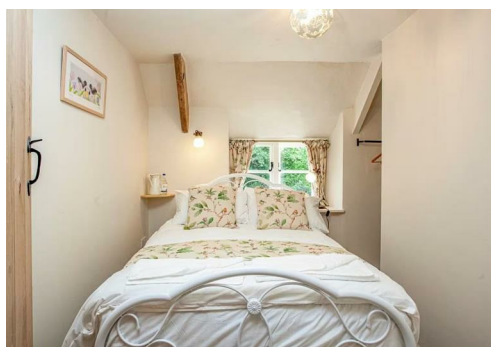




Splash Cottage



Ashburton: 6 miles Bovey Tracey: 9 miles  
Exeter: 25 miles

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An attractive Grade II listed  
thatched cottage nestled in the  
heart of the stunning Dartmoor  
National Park.

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- 'Chocolate Box' Cottage
- Rural yet Accessible
- Semi-Detached
- Tastefully Renovated
- Suitable Investment
- 2 Double Bedrooms
- Landscaped Garden
- Freehold

Guide Price £450,000



#### SITUATION

The property is situated in the idyllic village of Ponsworthy, and offers a magnificent base to enjoy rural peace and tranquility. The cottage is one of a collection of period properties in Ponsworthy, near the Webburn River, nestled in the heart of Dartmoor National Park. Popular villages nearby are Poundsgate and Widecombe-in-the-Moor, the latter having a range of amenities to include two well regarded public houses, several gift shops, a small convenient store with postal counter, and St Pancras Church.

Ponsworthy is only a short drive from the A38 Devon Expressway with it's links to Exeter and Plymouth and the larger motorway network. It is also within an hour's drive to some of South Devon's finest beaches.

#### DESCRIPTION

Splash Cottage is one of the more iconic cottages within the Dartmoor National park. Nestled beside the Two Moors Way footpath, a 116-mile path connecting both of Devon's beautiful coastlines, plus its picturesque sylvan setting beside a ford, of which its stream is a tributary to the Webburn river, perfectly encapsulates the idyllic moorland setting.

Having been sympathetically modernised by the current owners, the 19th century property now offers a fine opportunity for private moorland retreat or as an investment purchase having been run recently as a highly successful holiday let.

#### ACCOMMODATION

The ground floor offers suitable accommodation including a cosy reception space currently configured as a sitting/dining room. A beautiful exposed stone wall with a wood burner set within a fireplace with remains of a former bread oven to the side creates an excellent centre point for the room with exposed beams overhead and a south facing window.

To the rear of the ground floor is the properties kitchen, with a range of traditional style white units with wooden worktops and integral appliances some of which to note include an electric oven, dishwasher and a fridge/freezer. In addition, the bathroom is situated to the rear of the property and comprises a shower over bath, wash basin and WC. Separately there is a utility room that has space for a tumble dryer, washing machine and laundry shelf with a rear door to the garden.

The first floor offers the properties two double bedrooms with windows on the properties on the southern aspect with the master bedroom featuring ample space for storage.

#### OUTSIDE

To the rear of the property is a delightful landscaped garden with lawn and gravel areas with steps connecting each one, suitable for outside seating or dining. A mix of granite and stone borders the seating areas and flower beds and there is a shed providing a ample garden storage. A wooden gate allows access from the front of the property to rear and could offer opportunity for off road parking.

#### SERVICES

Mains electricity, water and drainage. Electric combi boiler

#### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

#### INVESTMENT OPPORTUNITY

The property is currently used as an extremely successful holiday let achieving an occupancy rate of over 95% in its first year. For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

#### AGENTS NOTE

The property is currently exempt from Council Tax as it is currently operated as a small business.

#### VIEWINGS

Strictly by appointment through the agents on 01803 865454. The property is currently used as a holiday let meaning appointments will be restricted in line with bookings on the property. Please contact Stags with your availability and efforts will be made to accommodate a viewing in line with these bookings.

#### DIRECTIONS

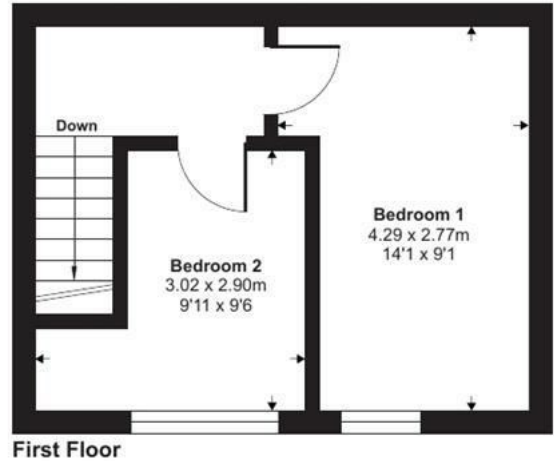
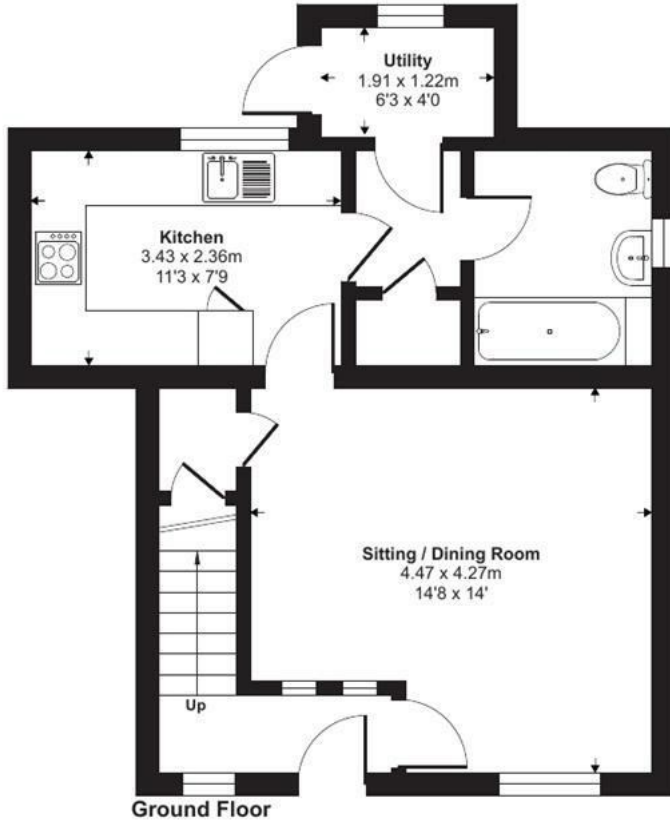
Leave the A38 at Ashburton. From the Exeter direction this is the second Ashburton exit. From Plymouth it is the first. Follow signs for Poundsgate and pass the Tavistock Inn on your left. Continue towards Princetown for approximately a quarter of a mile. The road winds and climbs a steep rise and there is a junction to the right which leads to Leusdon. Take the Leusdon road and follow it for about quarter of a mile. You will arrive at a fork in the road, go left towards Ponsworthy. Follow the Ponsworthy road for half a mile where the property can be found on the left-hand side.

What3Words: ///stylist.truckload.noisy



Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1075332

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	(65-77) C	(35-58) D
(55-64) E	(29-54) F	(1-15) G	
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	64

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