



The Cedars



South Brent 3 miles; Totnes 5 miles;
Kingsbridge 14 miles; Plymouth 20 miles

Detached bungalow in need of redevelopment occupying a quarter acre plot in highly desirable village. EPC Band: E

- Rare development opportunity
- Detached bungalow with garage
- Quarter-acre plot with landscaped gardens
- Newly built summer house
- Stunning countryside views
- PP granted REF 1483/22/HHO
- Nearby schools, pubs and shops
- Easy access to major transport links
- Freehold
- Council tax band D

Offers In Excess Of
£475,000

SITUATION

Situated within the parish of Rattery, Rattery being one of Devon's oldest villages and situated within reach of Dartmoor National Park and providing easy access to the A38. Within Rattery is the highly popular Church House Inn gastro pub, together with a vibrant village hall which hosts a wide variety of events. The nearby 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 bustling Medieval market town of Totnes is approximately 5 miles away and has a wider range of facilities which include a secondary school, a leisure centre/swimming pool, a unique High Street with many individual shops and boating opportunities on the River Dart.

DESCRIPTION

The Cedars presents a rare opportunity to acquire a well-proportioned detached cedar wood and block bungalow set on a quarter of an acre of picturesque gardens. Boasting a newly built summer house (2019) exuding a cosy wood cabin ambiance with a log burner. This property offers excellent scope for development of either rebuilding or enhancing the existing structure to create your dream home.

Briefly the accommodation is arranged with an entrance hall with storage cupboards leading into an L-shaped sitting / dining room. Adjacent is a well fitted kitchen with access to the rear garden. Off the entrance hall are also two good sized double bedrooms and a family bathroom. The accommodation throughout is filled with an abundance of natural light whilst boasting beautiful countryside views.

OUTSIDE

One of the main attractions of The Cedars is the peaceful location set in a quarter of an acre of beautifully arranged gardens that wrap around the property. A garage provides storage space, complemented by additional driveway parking. Whether enjoying al fresco dining on the patio or simply basking in the beauty of the

outdoors, the expansive garden space offers endless possibilities for relaxation and recreation.

The newly built garden studio (2019) at The Cedars offers a secluded retreat with a rustic cabin ambiance. Its intimate open-plan layout fosters a great place to unwind in comfort. Featuring a well-appointed shower room, a mezzanine level perfect for storage, and tri-fold doors that open out onto an outdoor seating area to reveal views over the neighbouring field and the countryside beyond. This charming space offers versatility, whether as a home office, studio, or a creative hideaway.

PLANNING PERMISSION

Planning permission (REF 1483/22/HHO) has been granted by South Hams District Council on 30/06/2022 for refurbishment works.

SERVICES

Mains water and electricity. Currently private septic tank but will need to be upgraded by the new purchaser. Multi-fuel wood burner and electric heaters. LPG gas fired cooker. Ultrafast broadband and mobile network providers available.

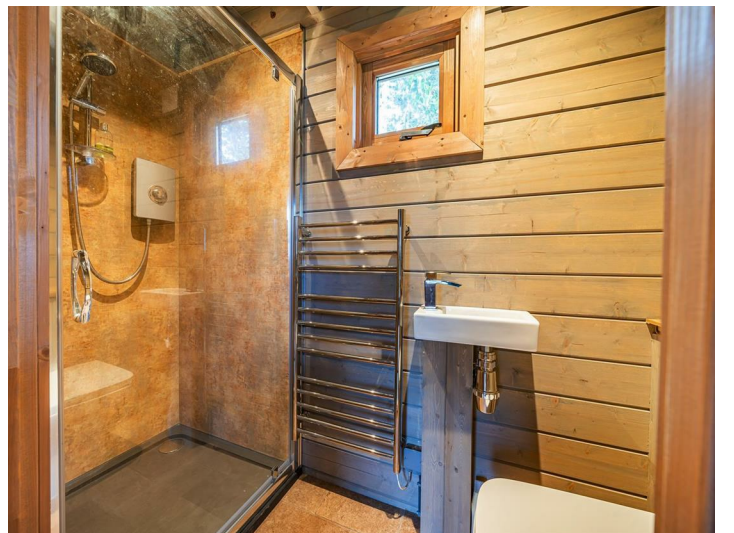
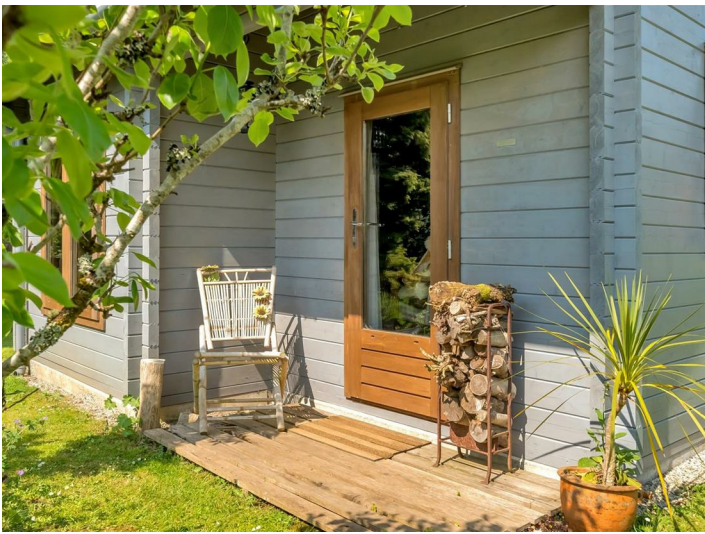
AGENTS NOTE

Due to the construction and condition of the bungalow it is likely to be more suitable for cash purchasers.

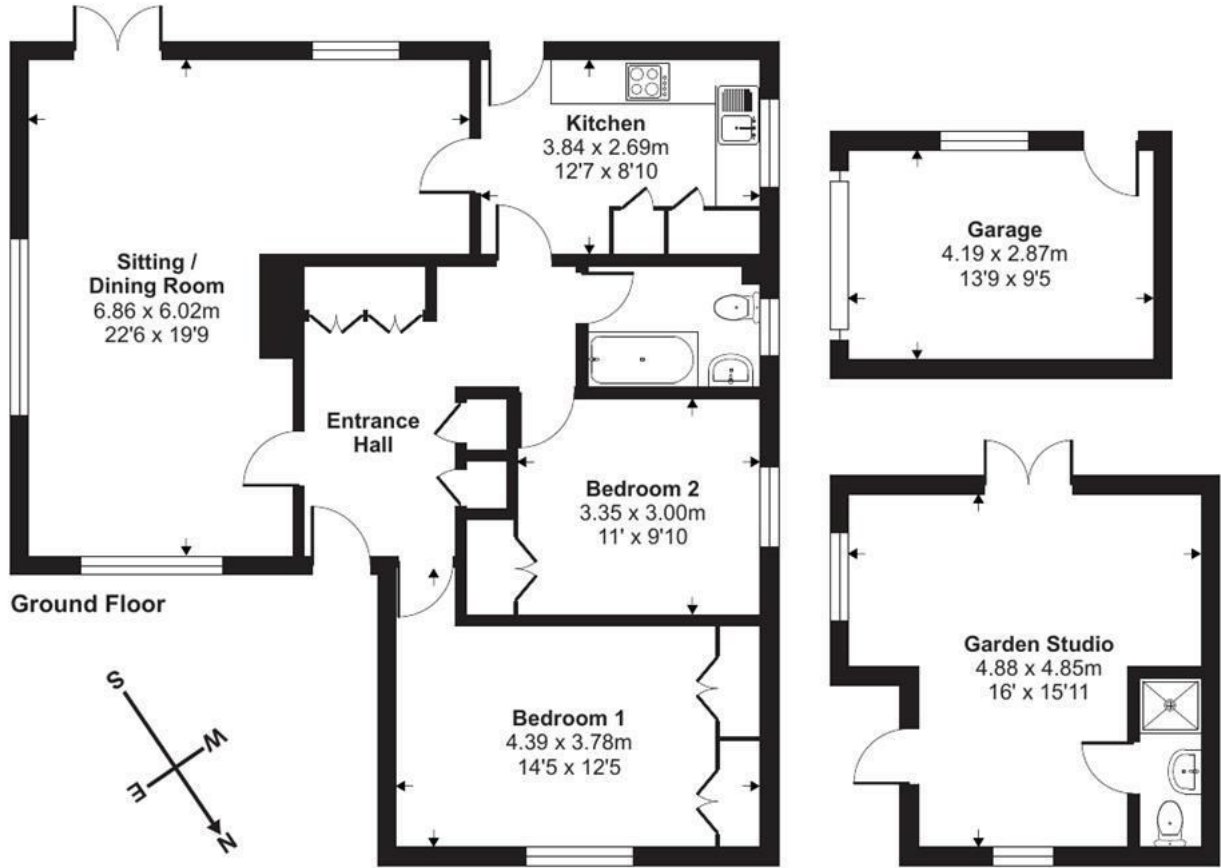
DIRECTIONS

From Totnes take the A385 to Dartington. At Shinnars Bridge continue straight on, signposted Plymouth after approximately four miles turn right signposted Rattery. Continue to Mill Cross and carry straight on uphill. Cedars will be found on the left hand side.

what3words ///explorer.expand.symphonic



Approximate Area = 964 sq ft / 89.5 sq m
 Garage = 131 sq ft / 12.1 sq m
 Garden Studio = 230 sq ft / 21.3 sq m
 Total = 1325 sq ft / 123 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: 1096680

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		77
(69-80) C	(55-68) D	46	
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher ratings cost more
 England & Wales EU Directive 2002/91/EC

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