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2 Keep Cottages

## 2 Keep Cottages, Berry Pomeroy, Totnes, Devon, TQ9 6LH



Totnes: 2 miles, Torquay (Sea Front): 6.5 miles, Exeter: 25 miles

An attractive terraced home in a pleasant South Hams village overlooking its stunning surrounding countryside.

- Charming Mid-Terrace Home
- Over 1,100sqft of Accommodation
- Rural, Yet Accessible
- Close to Amenities
- 3 Double Bedrooms
- 2 Reception Rooms
- Front & Rear Garden
- Parking & Garage
- Freehold
- Council Tax Band: D

Guide Price £475,000

### SITUATION

Berry Pomeroy, a highly coveted small village nestled in the stunning South Hams countryside boasts a picturesque setting within a region of outstanding natural beauty. Maintaining its rural charm, the village is dotted with operational farms and orchards. Amenities include a parish church, a top-tier primary school, and a village hall, while convenient bus services link Torbay and Totnes.

Situated just around 2 miles away, Totnes, renowned for its Elizabethan heritage and earlier historical roots, features a commanding position along the River Dart, a castle, and a mainline railway station. Offering excellent educational facilities such as a community college, a diverse array of shops, a vibrant weekly market, and a rich cultural scene, Totnes caters to a wide range of interests and preferences.

### DESCRIPTION

2 Keep Cottages is a delightful terraced property, enjoying superb views across the surrounding countryside boasting a convenient location within this charming village on the outskirts of Totnes.

Featuring accommodation of over 1,100sqft across two storeys this property offers light, privacy and space, most notably the properties three double bedrooms on the first floor. The properties gardens perfectly complement the house enjoying both front and rear gardens suitable for entertaining as well as parking and a garage.

### ACCOMMODATION

Across the ground floor the property offers convenient reception space, including a delightful sitting room with double doors overlooking the properties front garden and beyond to the surrounding countryside, while a log burner provides an appropriate centre point for this deceptively spacious room.

Towards the rear of the ground floor is the kitchen and dining room, an opening connects the rooms to create a social space with the dining room featuring sliding doors opening to the rear garden. The kitchen features a range of wall and base units in a shaker style with appliances including a gas fired hob while there is space for a fridge/freezer. There is an entrance hall to the property which has a cloakroom with a WC and wash basin.

The first floor has three double bedrooms, all featuring a wonderful outlook across the surrounding countryside with the master bedroom enjoying ample built in storage. The second bedroom also has a double built in wardrobe. In addition there is a family bathroom comprising a shower over bath, wash basin and WC. From the

landing is access to a linen cupboard while the access to the loft is via the third bedroom. There is also a large walk in wardrobe/storage cupboard adjacent to bedroom 3. There is an additional loft access on the landing outside bedroom 3.

### OUTSIDE

The property enjoys a pleasant and spacious plot. Access to the property is via a parking area where 2 Keep Cottages has off-road parking for three vehicles, plus use of the shared visitor parking, and a single garage with power and lighting.

The garden to the rear of the property is laid predominantly to lawn with a raised terraced seating area complimenting a patio seating area. The lawn is bordered by flower beds and raised beds providing ample space for a vegetable garden. To the front of the property there is again a lawn garden with flower beds on its boarder.

### SERVICES

Mains water, electricity and gas. Gas fired central heating. Private drainage. Standard internet is available to the property. Mobile coverage is available via all major networks.

### AGENTS NOTE

The neighbouring properties has a pedestrian right of way across the footpath owned by 2 Keep Cottages that leads to the properties front door.

### VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

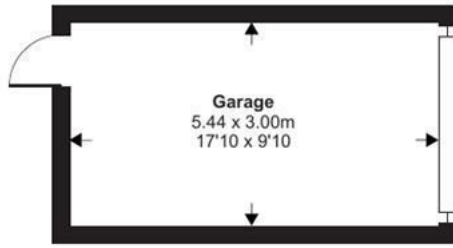
### DIRECTIONS

From Totnes take the A385 to Paignton. Take a left hand turning signposted to Berry Pomeroy and on reaching the village turn left at the mini-roundabout. Proceed for 25 yards where the entrance to Keep Cottages can be found on your right hand side.

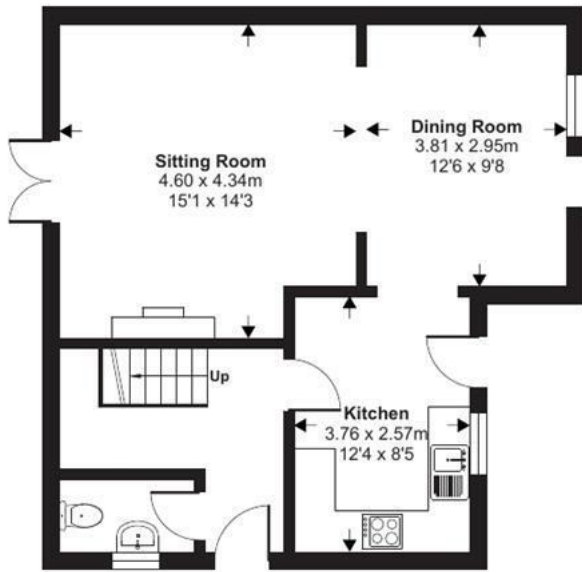
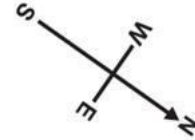
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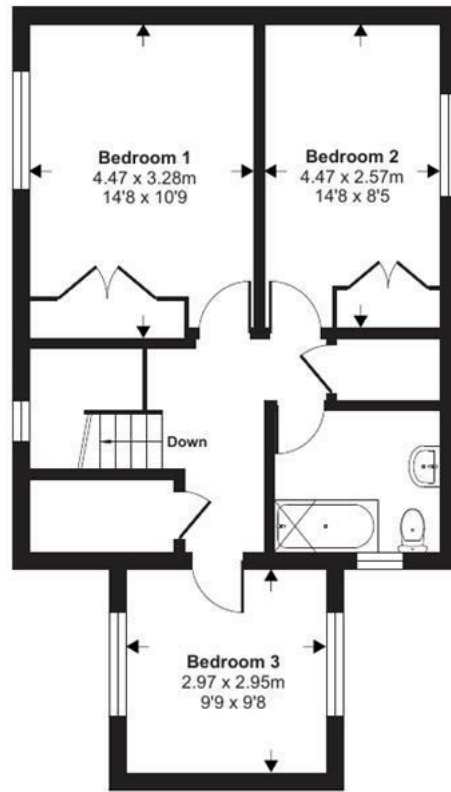
Approximate Area = 1174 sq ft / 109 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Total = 1349 sq ft / 125.2 sq m  
 For identification only - Not to scale



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1101981

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	74	86
(69-80) C	(49-68) D		
(50-68) E	(31-48) F		
(1-49) G			

Net energy efficient - higher scoring coats  
 England & Wales EU Directive 2002/91/EC

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