



1 Dunstone Cottages

1 Dunstone Cottages, Ashprington, Totnes, Devon TQ9 7UW



Totnes 3.7 miles, Dartmouth 10.6 miles,
Exeter 32 miles

A superb semi detached two bedroom cottage with parking and a garden in a highly desirable village

- Large sitting room
- Dining room
- Fitted kitchen
- 2 double bedrooms
- Family bathroom, en-suite shower room
- Off road parking for 2 vehicles
- Rear West facing garden
- Freehold
- Council Tax Band D

Guide Price £450,000

SITUATION

1 Dunstone cottages is located on the edge of the hugely popular village of Ashprington. The village is a beautifully kept typical Devon "picture postcard" village above the River Dart set in the South Hams countryside. There is a 16th Century church and a delightful village inn/restaurant in the village which has just won the South Devon pub of the year. There are also two waterside pubs at Tuckenhay within a mile (one with moorings). Within 3 miles lies the historic Elizabethan town of Totnes with its shopping and schooling facilities, together with a Norman castle and River Dart for water sports.

There is a railway station at Totnes with a service to London (Paddington). The A38 dual carriageway is approximately 7 miles to the north providing access to the cities of Plymouth and Exeter with the Dartmoor National Park close at hand. The popular coastal towns of Salcombe (19 miles) and Dartmouth (10 miles) are readily accessible.

DESCRIPTION

It is thought that Dunstone Cottages date back some 200 years with No. 1 being in the same ownership since 2012. The vendors have improved the property over their course of ownership and it is presented in good condition. All of the furniture can be included in the sale if this is of interest to the successful purchaser. The property benefits from a good sized rear garden with two car parking spaces. Full rights of way exist over the drive of the neighbouring property 'Four Gables' to the designated car parking area above the rear garden of the property.

ACCOMMODATION

From the car parking area to the western elevation of the property, a gate leads over a stone patio where there is a raised deck area above the garden. Brick steps lead down from this upper area to the stable door which leads into the kitchen. The kitchen has a solid oak floor with electric underfloor heating. There is a range of shaker style base and eye-level kitchen units with oak worktops incorporating a Belfast sink with a single fan-assisted oven with a halogen 4-ring hob and extractor over. There is an integrated fridge/freezer, space and plumbing for a washing machine and a solid timber door through to the dining room. This room is double aspect with windows overlooking the front and the rear. The room is complimented by a feature fireplace with an electric fire, timber surround, tiled insets.

A door conceals the staircase up to the first floor, whilst another door provides access passing the useful under-stairs cupboard and into the sitting room. The sitting room also has a feature fireplace with electric fire and timber surround and enjoys a

double aspects to the north and to the east. An archway leads through to the entrance vestibule with a stable door which leads to the front of the property.

From the dining room a part timber and glazed door leads to the staircase up to the first floor. Bedroom 1 (double), with a view down the lane to the centre of the village and door to an en-suite shower room, fully tiled with a built-in wash hand basin with storage below and a shower cubicle with a Mira Sport electric shower.

Bedroom 2 (double), currently arranged as a twin bedroom with two windows with one overlooking the path leading up to the garden area. The family bathroom has a large 'L' shaped bath with a power shower over, wash hand basin and WC. There is a useful airing cupboard and a ceiling hatch providing access to the large loft area which subject to the relevant consents offers potential for development.

OUTSIDE

The large, almost level, area of lawn is well stocked with herbaceous borders and enjoys a westerly aspect with an area of patio and elevated decked seating area. In the corner of the garden there is a useful brick garden shed. From the garden, a gate provides access to the designated parking area above.

SERVICES

Mains water, electric and drainage is connected. Heating is via an electric boiler providing central heating. According to Ofcom some mobile coverage and up to standard broadband is available to the property.

AGENTS NOTE

There is a small section of flying freehold over part of the kitchen with the property next door.

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 A381, signposted for Kingsbridge. At the top of Kingsbridge Hill, turn left, signed Ashprington. Follow this road down into Ashprington and after passing the property named 'Four Gables' (where the access is to the two parking spaces) 1 Dunstone Cottage is found shortly after on the right hand side.

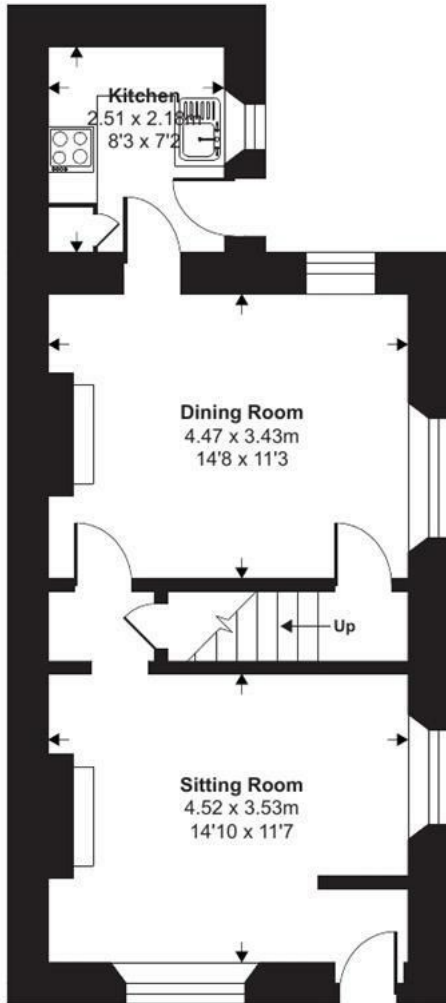
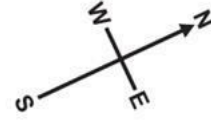
VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

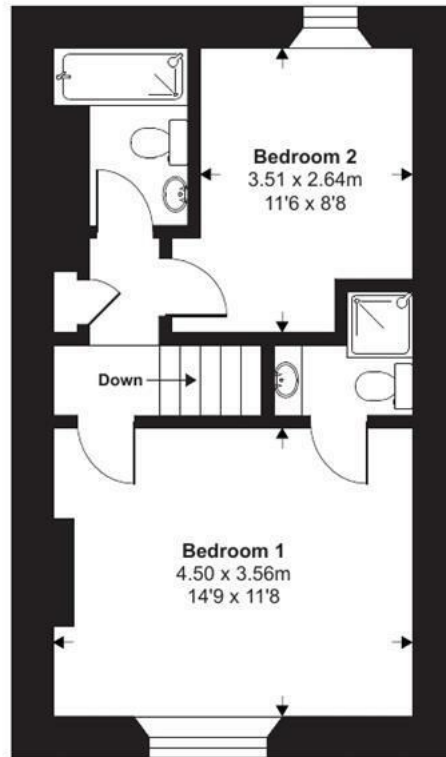


Approximate Area = 863 sq ft / 80.1 sq m

For identification only - Not to scale



Ground Floor

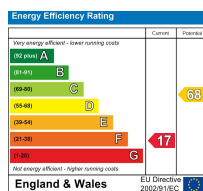


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1129154

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