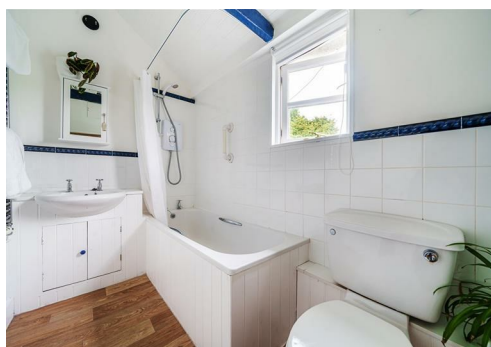




Little Princes

Little Princes, Bickington, Newton Abbot, Devon, TQ12 6JZ



Newton Abbot: 5 miles, Exeter: 18 miles,
Plymouth: 27 miles.

A delightful cottage situated in an accessible village on the edge of the Dartmoor National Park.

- 19th Century Cottage
- Good Local Community
- Easy Access to A38
- Sympathetically Modernised
- Not Listed
- 3 Bedrooms
- Off-Road Parking
- South Facing Garden
- Freehold
- Council Tax Band: D

Guide Price £395,000

SITUATION

The property is conveniently located on the edge of Dartmoor, in the village of Bickington, which features an active village hall and church. Within its immediate area the property enjoys picturesque countryside through the rolling hills of the South Devonshire countryside. Within walking distance of the property are two public houses, The Welcome Stranger and Dartmoor Halfway both offer ideal social and dining opportunities.

Just 3 miles from the former stannary town of Ashburton which has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

Wider amenities can be found in the market town of Newton Abbot including; various shops, restaurants and cafes, supermarkets, hospital, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond, whilst the sandy beaches of Teignmouth and Torbay are only a short distance away. First class educational facilities can be found in Newton Abbot & Ashburton through private and state schooling. One of them being Blackpool Primary School which is only 1.6 miles from the property.

DESCRIPTION

Dating back to the 1820's, Little Princes was once built as a local miners cottage and has since undergone various extensions and modernisations to create what is now a tastefully presented and contemporary village Cottage. While not being listed, it has retained most of original charm from exposed beams and window seats to traditional fireplaces and shutters. Boasting three storey's of accommodation plus the added use of a loft room, it creates versatile accommodation that is serviced by a charming rear garden.

ACCOMMODATION

The ground floor offers suitable reception space that is laid out to create a charming family room with a fireplace and a window seat. Adjacent to this is a separate living room with dual-aspect windows and another fireplace equipped with a wood-burning stove.

Descending to the rear of the property is a superb dining room with garden views, ideal for various occasions, and a well-equipped kitchen with ample worktop and cupboard space, a ceramic sink, double oven, induction hob with filter hood, space for a fridge, and the oil boiler for central heating, alongside a door leading to the front. In addition this space offers a convenient utility room with a separate WC, basin, and space for a washing machine and tumble dryer.

On the first floor, are two double bedrooms situated towards the front of the property with the master bedroom enjoying fitted storage and a dual aspect to make the most of the views over the surrounding countryside. Via the half-landing, is the properties third bedroom, this single bedroom offers ample space as an additional office should it be needed. Servicing the bedrooms is the family bathroom comprising a shower over bath, wash basin and WC. Stair lead to the properties attic which offers useful storage space.

The property furtherly benefits from a cellar, altered to create a home office, perfect for remote working. In addition to this there is a space suitable as cold store which can service as a larder for the kitchen.

OUTSIDE

From the road is access to offroad parking for two vehicles.

At the rear is a charming south-facing cottage garden, laid predominantly to lawn with a range of shrubs and bedding plants surrounding the lawn. At the far end of the garden are raised beds posing as a suitable vegetable garden and a chicken coop.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Ofcom advises that superfast broadband is available to the property and mobile connectivity via the major providers.

INVESTMENT OPPORTUNITY

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

VIEWINGS

Strictly by appointment through the agents.

LOCAL AUTHORITY

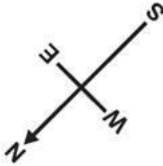
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From Exeter, proceed on the A38 towards Plymouth and take the exit at Drumbridges roundabout signposted to Newton Abbot and Bovey Tracey. At the roundabout take the third exit signposted to Liverton and Bickington, proceed through the village of Liverton passing the post office and Benedicts garage. Continue for a 1.5 miles, passing the Welcome Stranger public house, and into the village of Bickington, continue down Bickington hill where the property can be found on the left hand side.

What3Words: ///almost.heightens.outs

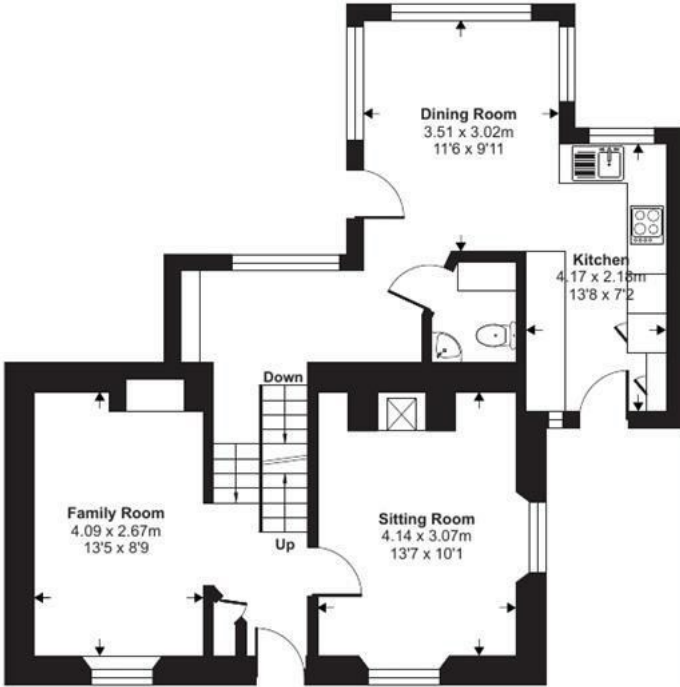




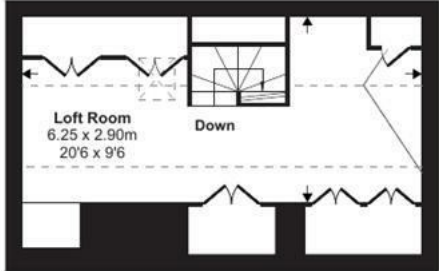
Denotes restricted head height

Approximate Area = 1398 sq ft / 129.8 sq m
 Limited Use Area(s) = 146 sq ft / 13.5 sq m
 Total = 1544 sq ft / 143.3 sq m

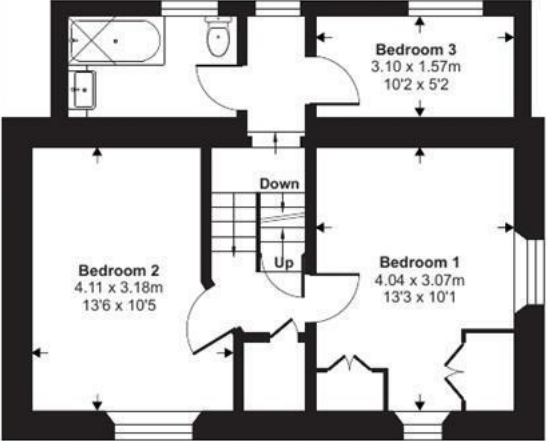
For identification only - Not to scale



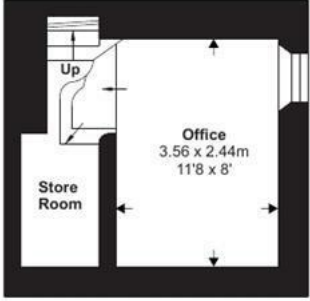
Ground Floor




Second Floor



First Floor



Lower Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1153539

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
(Not a rating) A++ - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38	38	
G	1-20		
(Not a rating) A++ - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk