



Heather Cottage



A38 4.5 miles, Plymouth 22 miles, Exeter 28 miles

Charming Grade II* Listed cottage with modern extension, garage, parking and secluded gardens in picturesque Dartington

- Grade II* Listed cottage
- Large modern extension
- Excellent standard throughout
- Charming and characterful accommodation
- Large private and secluded gardens
- Detached garage, outbuildings and sauna
- Off-street parking
- Easy access to local amenities
- Freehold
- Council tax band: C

Guide Price £550,000

SITUATION

The 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 Dartington Hall estate with its many cultural attractions is also within the parish.

The historic town of Totnes is a short walk away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 4 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

Heather Cottage is a captivating 2-bedroom property nestled in the sought-after village of Dartington, Totnes. This cottage effortlessly combines rustic charm with modern convenience, offering a unique blend of indoor and outdoor living. With its versatile outbuildings and beautifully landscaped gardens, featuring an array of mature trees and plants, this home is a perfect retreat for those seeking tranquility and a connection to nature, all within a vibrant community.

ACCOMMODATION

Entering Heather Cottage from Cott Road, you step directly into the inviting sitting/dining room of the older late 17th-century part of the home. This warm and character-filled space immediately makes you feel at home. To your right, you'll find a practical and stylish kitchen, equipped with modern appliances and ample workspace, perfect for both everyday meals and entertaining guests. In the left-hand corner of the sitting/dining room, a charming spiral staircase leads you upstairs to the spacious master bedroom with an en-suite offering picturesque views over the front garden. A hallway space splits the older and newer part of the property and has a large cupboard housing the boiler.

Moving into the newer part, the layout flows seamlessly to another hall space with access to

a downstairs cloakroom and a well-presented wet room, ensuring convenience and modern comfort. Next, the kitchen is both practical and stylish, equipped with modern appliances and plenty of workspace, making it a joy to cook and entertain in. The sitting room is a bright, inviting space with a fireplace and a skylight that fills the room with natural light. Tastefully decorated and featuring wooden floors, it offers lovely views of the beautiful gardens. A good size bedroom with generous storage, ideal for guests or family members completes the accommodation.

OUTSIDE

Heather Cottage is surrounded by lush, mature gardens that provide a private oasis for relaxation and enjoyment. The property includes several outbuildings, each with its own unique function. A sauna, utility room, workshop, wood store, and tool hut offer endless possibilities for storage, hobbies, or even home-based work. The garden is a true highlight, with its well-tended lawns, vibrant flower beds, and secluded spots perfect for outdoor dining or simply enjoying the peaceful surroundings. The outdoor areas of Heather Cottage complement the charm of the interior, making this a truly special property in the heart of Dartington.

Additionally, the property benefits from a spacious detached garage, with a parking space in front and double gates leading out onto Tolchards.

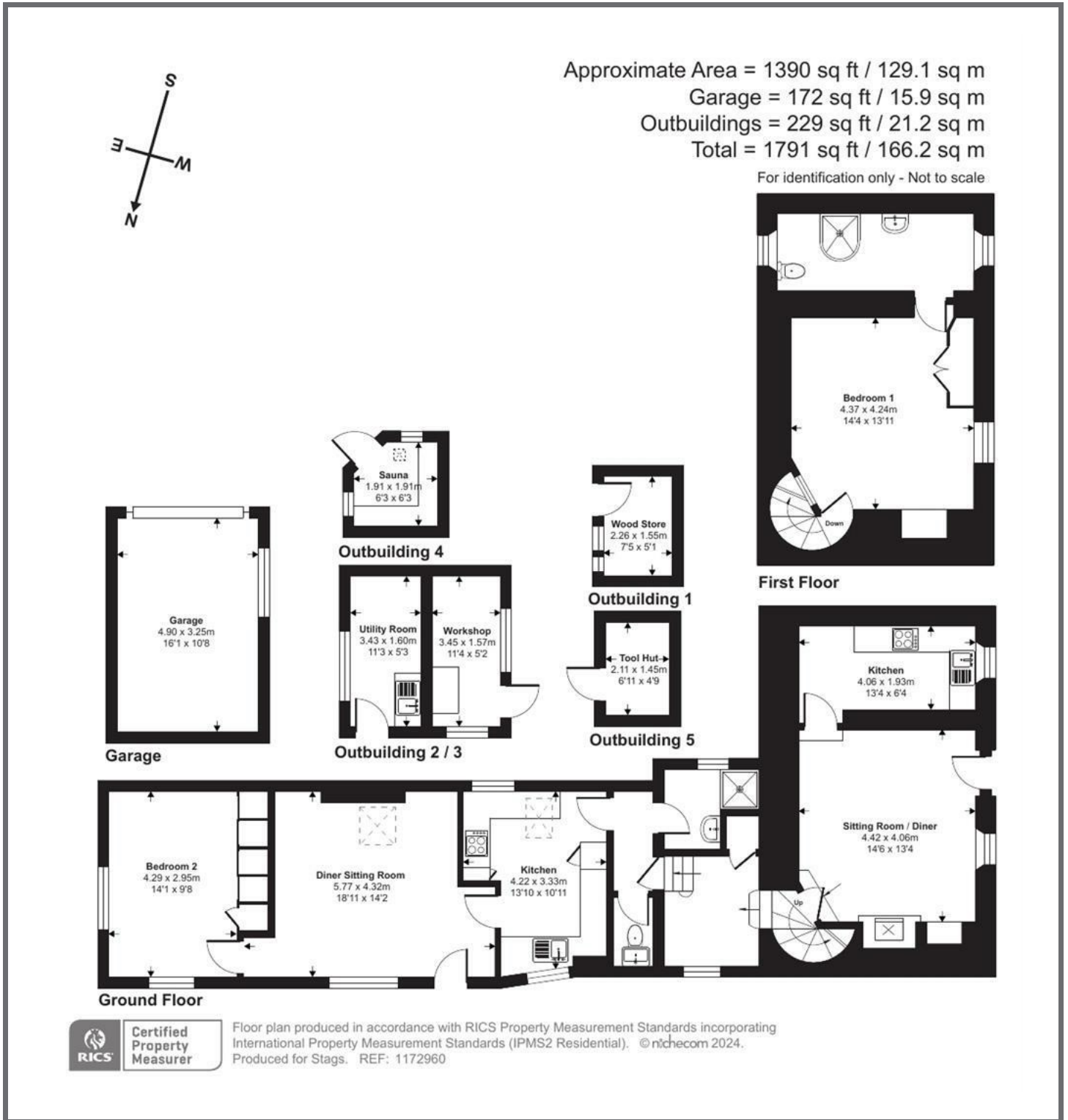
SERVICES

All mains services connected. Gas fired central heating. Superfast broadband available and likely mobile coverage available.

DIRECTIONS

Use post code TQ9 6HN, this will take you to the rear of the property where there is a car park, gate on the right side named "Gardenia" use this gate for entrance.





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.



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