



Redlake Cross Cottage

Redlake Cross Cottage, Dartington, Totnes, TQ9 6HG



A38 4.5 miles, Plymouth 22 miles, Exeter 28 miles

Charming detached cottage with expansive gardens in sought-after Dartington Village, double garage and ample parking. No onward chain.

- Detached cottage in sought-after Dartington village
- Expansive, mature gardens surrounding the property
- Potential for multi-generational living or income generation
- Spacious kitchen/breakfast room with modern appliances
- Cozy living room with wood burner and garden views
- Master bedroom suite with ensuite and garden access
- Large double garage/workshop with conversion potential
- Easy access to local amenities
- Freehold
- Council tax band F

Guide Price £750,000

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

Redlake Cross Cottage offers a unique opportunity to own a characterful detached home nestled in the desirable village of Dartington, just a short distance from the vibrant market town of Totnes. This delightful property, being offered to the market for the first time since 1946, boasts a welcoming interior and beautiful, mature gardens that wrap around the house, providing a tranquil retreat. Ideal for those looking to modernize or enjoy as-is, this cottage is perfect for families or anyone seeking a peaceful lifestyle in a culturally rich area. Additionally, the property offers excellent potential for multi-generational living or income generation through letting.

ACCOMMODATION

Upon entering Redlake Cross Cottage, you are welcomed by a charming porch leading into the entrance hall, which connects the main living spaces. The spacious living room at the front of the house features a cozy wood burner and a large window overlooking the front garden. The kitchen/breakfast room, well-equipped with modern appliances and ample space for family meals. Adjacent to this is a versatile dining room that could also serve as a study or snug. The master bedroom suite includes a divided dressing area, a large family bathroom, and direct access to the rear garden. An internal hallway allows access to a shower room and a spiral staircase leads to a bright loft room,

suitable for use as a study or hobby room. A further staircase leads to two double bedrooms.

The layout of the property is particularly suited for multi-generational living or income generation. To one side of the cottage, the large double garage/workshop with utility space offers a separate entrance and could be converted into an independent living area or studio apartment. Above the garage, the space could potentially be developed into additional living quarters or a self-contained unit, with the existing bedrooms and living spaces providing flexibility to accommodate multiple households comfortably.

OUTSIDE

The gardens of Redlake Cross Cottage are a true delight, enveloping the property in lush greenery and offering various spots to relax and enjoy the outdoors. The front of the house features a landscaped driveway bordered by well-maintained lawns and mature shrubs, leading to a large integral double garage. The rear garden is a gardener's dream, with a well-tended vegetable patch, timber shed, composting area, and greenhouse. A more natural section of the garden includes a serene pond and summer house, perfect for unwinding. Several decking and patio areas provide sunny spots for outdoor dining or simply enjoying the peaceful surroundings. The garden is also conveniently connected to a path that leads to The Cott Inn and into the heart of Dartington, making it easy to explore the local amenities.

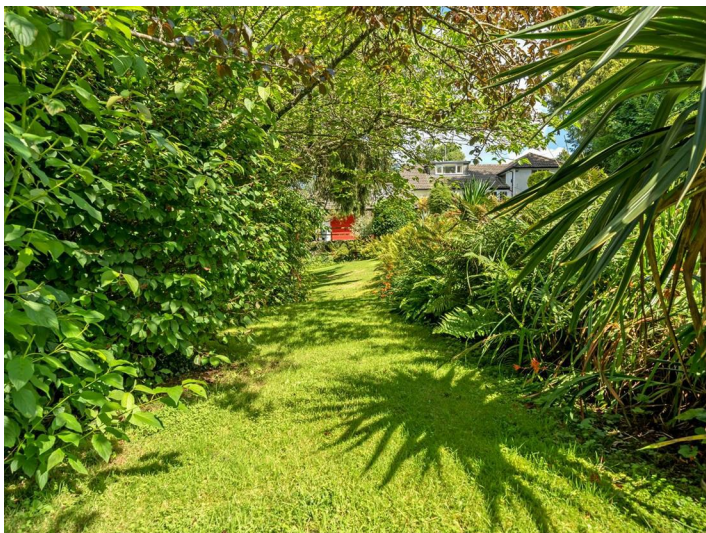
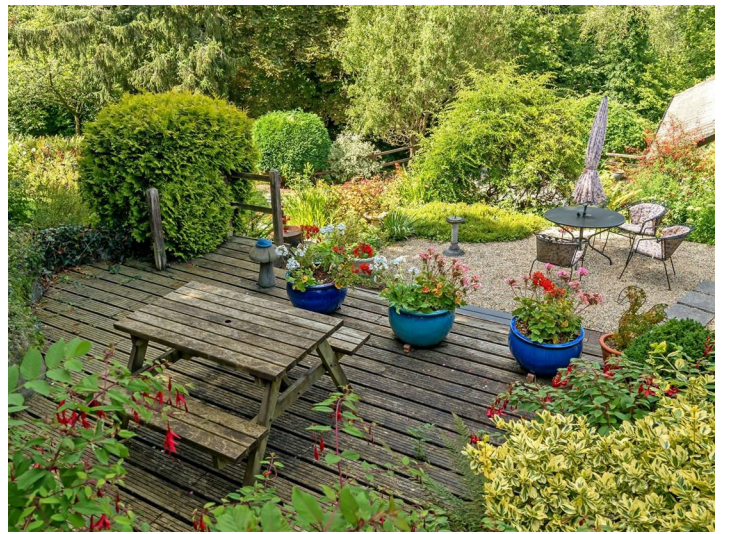
SERVICES

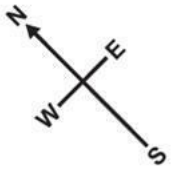
Oil & electric central heating. Mains water, drainage and electricity connected.

Mobile Coverage = Likely outdoor, limited indoor
Broadband Coverage = Superfast

DIRECTIONS

What3Words - ///firmer.jams.quit

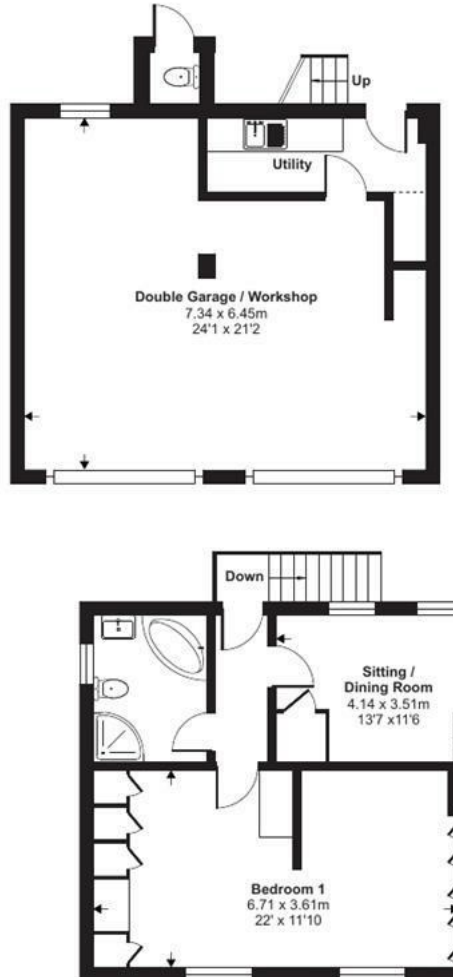




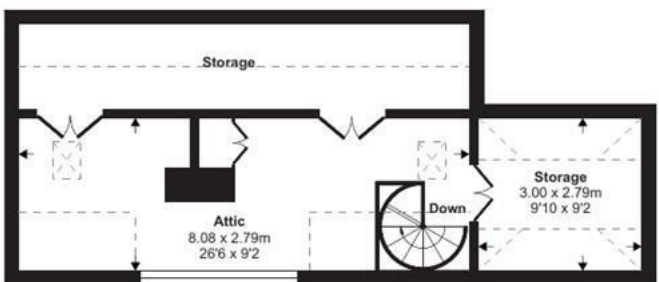
Denotes restricted head height

Approximate Area = 1813 sq ft / 168.4 sq m
 Limited Use Area(s) = 181 sq ft / 16.8 sq m
 Double Garage / Workshop / Utility = 512 sq ft / 47.5 sq m
 Total = 2506 sq ft / 232.7 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: 1174631

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	(65-77) C	(45-55) D
(82-91) B	(69-78) C	68	
(72-81) C	(55-68) D	45	
(62-71) D	(45-54) E		
(52-61) E	(35-44) F		
(42-51) F	(2-31) G		
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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