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4 Priory View



Dittisham 2.7 miles; Totnes: 5 miles,  
Dartmouth: 7 miles, Blackpool Sands: 8  
miles

**Delightful 4/5 bedroom end-terrace  
house with studio, parking, and  
spacious garden in picturesque  
Cornworthy village. No onward chain.**

- Spacious 4/5 bedroom end-terrace house
- Converted studio/garage with utility room
- Large south-west facing garden with terrace
- Bright living room with wood-burning stove
- Master bedroom with en-suite shower room
- Off-street parking and additional storage space
- Located in picturesque Cornworthy village
- Easy access to major transport links
- Freehold
- Council tax band E

**Guide Price £475,000**

### SITUATION

The property is situated within the South Hams Village of Cornworthy close to the River Dart. Cornworthy occupies almost the entire length of two opposing valleys, there are fabulous walks around the village along the banks of Bow Creek and the River Dart and due to the village's secluded position a strong sense of community prevails.

The village is designated a conservation area due to its historic buildings and in an area of great landscape value. The village benefits from a friendly local pub, a stunning 15th century church and village hall, which holds a variety of social events.

Cornworthy enjoys great access to the Coast, with the coastal town of Dartmouth 7 miles away and the sandy beach of Blackpool Sands just 8 miles distant.

### DESCRIPTION

4 Priory View offers a wonderful opportunity to own a spacious family home in a sought-after South Hams location. This four/five-bedroom end-terrace property comes with a studio/garage, a large garden, and off-street parking. The property enjoys a peaceful setting in a conservation area, with stunning countryside views and close proximity to the River Dart. The charming village of Cornworthy boasts a friendly community, a historic church, and a local pub, making this home ideal for those seeking a serene rural lifestyle with modern amenities.

### ACCOMMODATION

Upon entering the property, you are greeted by a welcoming hall leading to a spacious living room that stretches from front to back, featuring a cosy wood-burning stove and ample natural light from uPVC windows on both sides. The kitchen, overlooking the rear garden, is well-appointed with integrated appliances, ample storage, and

room for a freestanding double oven and dishwasher. It seamlessly flows into the dining room, which offers delightful views of the garden and access through French doors to a balcony terrace perfect for alfresco dining. The ground floor also includes a versatile study/bedroom five, providing flexibility for family living.

Upstairs, the master bedroom impresses with dual wardrobes, a lovely view of the priory, and an en-suite shower room. Two additional double bedrooms provide comfortable living spaces, with one housing the boiler cupboard. A fourth bedroom, currently used as an office, adds to the property's flexibility. A family bathroom completes the first-floor layout, fully tiled with a shower over the bath and modern fixtures.

### OUTSIDE

The property's outdoor space is equally impressive, with a front garden gently sloping and planted with a variety of fruit trees and colorful shrubs. A covered log store is conveniently located near the house. The driveway provides off-street parking and leads to the garage, which has been converted into a studio with a sink and counter space, ideal for hobbies or home office use. Behind the studio, the utility room offers practical storage and laundry facilities.

The south-west facing rear garden is a true highlight, featuring a terrace with steps leading down to a gravelled area perfect for outdoor dining and barbecues. A well-maintained lawn, mature trees, shrubs, and a charming summerhouse create a tranquil outdoor retreat.

### SERVICES

LPG central heating, mains electricity, mains water and sewerage.

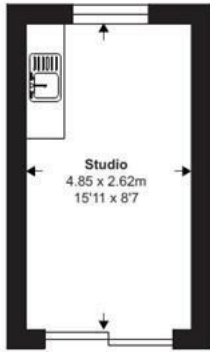
### DIRECTIONS

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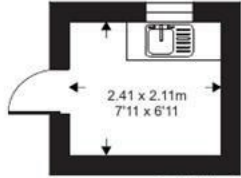


Approximate Area = 1354 sq ft / 125.7 sq m  
 Outbuilding = 213 sq ft / 19.7 sq m  
 Total = 1567 sq ft / 145.5 sq m

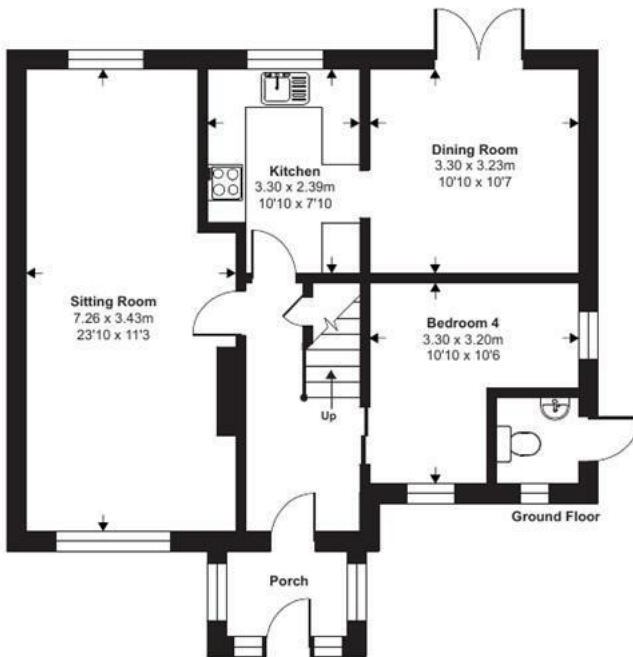
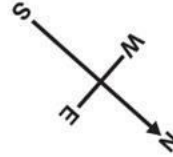
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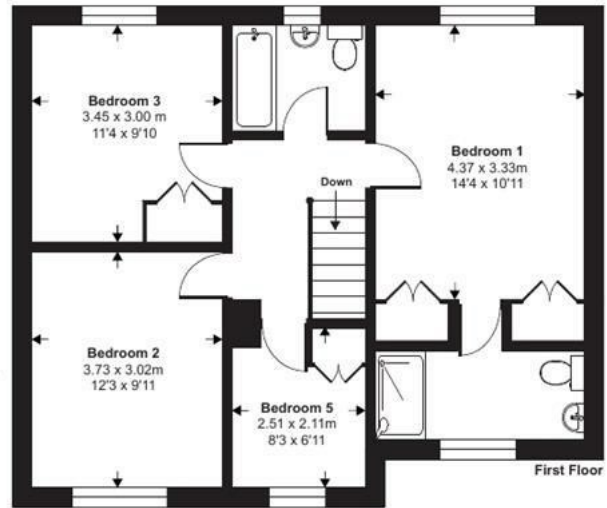
Outbuilding 1



Outbuilding 2



Ground Floor

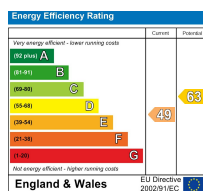


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1179564

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