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Shepherds Cottage

## Shepherds Cottage, Middle Hutterleigh, Blackawton, Totnes, Devon, TQ9 7AD



Kingsbridge 7 miles; Dartmouth 7.5 miles;  
Totnes 8.5 miles;

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A beautifully renovated period cottage with terrace, communal grounds and private parking in a peaceful rural hamlet

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- Beautifully renovated period cottage
- Stylish kitchen with integrated appliances
- Charming sitting room with wood burner
- Luxury principal bedroom with roll-top bath
- Modern shower room with walk-in shower
- Private terrace and communal gardens
- Peaceful rural setting near Dartmouth
- Allocated parking in picturesque setting
- Freehold
- Council tax band C

Guide Price £325,000



### SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church and popular public houses with an excellent restaurant and successful community shop. Dartmouth is the closest town, is a popular boating centre boasting a world famous regatta and naval college, with a unique range of shops, galleries and restaurants.

### DESCRIPTION

Shepherds Cottage is an enchanting attached home, beautifully updated to enhance its original charm while introducing stylish modern touches. Nestled within the peaceful hamlet of Middle Hutterleigh, this idyllic retreat offers two double bedrooms, a welcoming living space, and a delightful outdoor terrace. The property has been thoughtfully improved by the current owners, with updates throughout including a new roof that have elevated its presentation and functionality.

### ACCOMMODATION

Stepping into the cottage, the inviting sitting room is a warm and characterful space, featuring original wooden flooring and a charming wood-burning stove. Thoughtful updates have enhanced the natural light and ambience, making this an ideal spot for relaxation.

The kitchen/dining room has been stylishly modernised while retaining its country-cottage appeal. The bespoke fitted kitchen now features integrated appliances, solid wooden worktops, and a Belfast sink, all complemented by newly refinished cabinetry. A dedicated larder cupboard provides additional storage.

Upstairs, the principal bedroom is a

luxurious haven, featuring a striking roll-top bath within the room, alongside a wash basin and newly fitted bespoke storage. The second bedroom, a comfortable double, has been upgraded with built-in wardrobes and benefits from views over the surrounding countryside.

The stylish shower room has been fully updated, now offering a contemporary walk-in shower with modern fittings, a vanity unit with an inset basin, and a WC, finished with high-quality tiling.

### OUTSIDE

A private terrace at the front of the cottage provides an ideal spot to enjoy the tranquil setting, with space for outdoor seating. The property also benefits from two allocated parking spaces at the end of the driveway.

Beyond, the communal gardens have been carefully maintained, offering a picturesque setting with mature fruit trees, lawned areas, and a designated BBQ space.

### SERVICES

Mains electric, mains water and shared private drainage. Oil fired central heating. £60 per month service charge for communal areas. According to Ofcom, standard broadband and limited mobile coverage available.

### DIRECTIONS

At Totnes Cross turn left towards Kingsbridge, turn left at the crossroads towards Blackawton, follow the road for approximate one miles, at the sharp left hand bend towards Blackawton keep straight on for half a mile until you reach the T junction; turn left, Shepherds Cottage will be found on the left hand side next to Middle Hutterleigh Farmhouse.

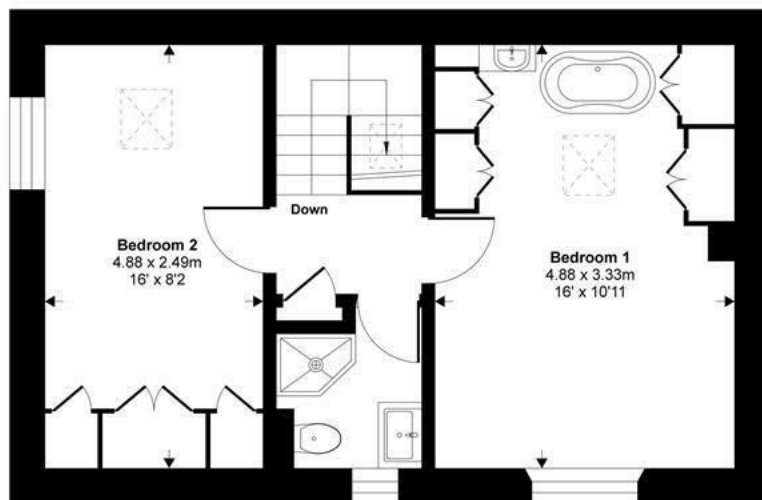




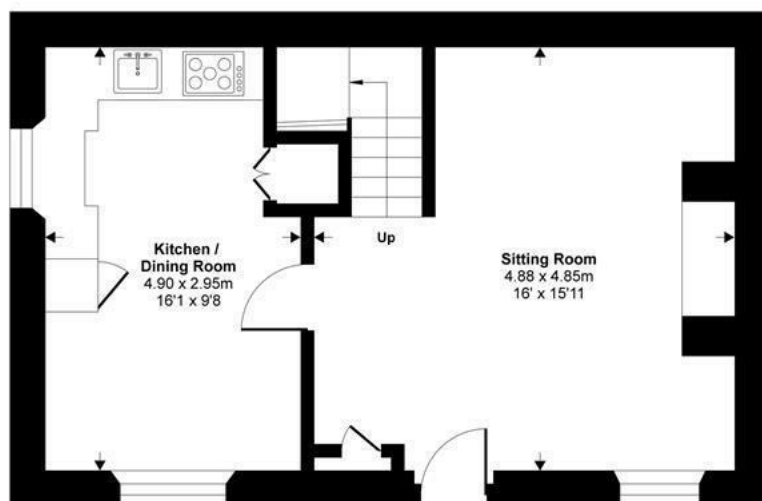


Approximate Area = 834 sq ft / 77 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 719767

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Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

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