



Dove Cottage



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

Charming end of terrace cottage,
immaculately refurbished with
south-facing garden and off-
street parking

- Charming end of terrace cottage
- Immaculate condition throughout
- Open plan ground floor
- Ground floor bedroom / study
- Two bedrooms with en-suites
- South-facing low maintenance garden
- Off-street parking with EV charging
- Nearby beautiful walks & access to River Dart
- Freehold
- Council tax band B

Offers In The Region
Of £325,000

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

Dove Cottage is a meticulously renovated 3-bedroom end of terrace cottage in the heart of Cornworthy, South Hams. This inviting property presents an unparalleled opportunity for either a main residence, holiday home, or investors looking for a fantastic letting property. Completely refurbished to an immaculate standard throughout by the current owners, Dove Cottage exudes charm blended with modern comforts from every corner.

ACCOMMODATION

Enter Dove Cottage, where modern living meets classic charm. The ground floor features an open-plan kitchen, dining and sitting room, complemented by a convenient cloakroom. The feature fireplace with wood burning stove offers

a wonderful focal point in the room. A versatile downstairs bedroom or study offers flexibility to adapt to your lifestyle requirements, whether it be a tranquil retreat for relaxation or a productive workspace.

Ascend the staircase to the first floor, where two good-sized double bedrooms await. Each bedroom boasts its own en-suite shower room, offering privacy and comfort in equal measure.

OUTSIDE

A south-facing orientation bathes the newly built decking area in sunlight amidst beautiful rock wall gardens, creating the perfect backdrop for al fresco dining, morning coffees, or simply relaxing outdoors.

Off-street parking for at least two vehicles with EV charging ensures convenience and peace of mind.

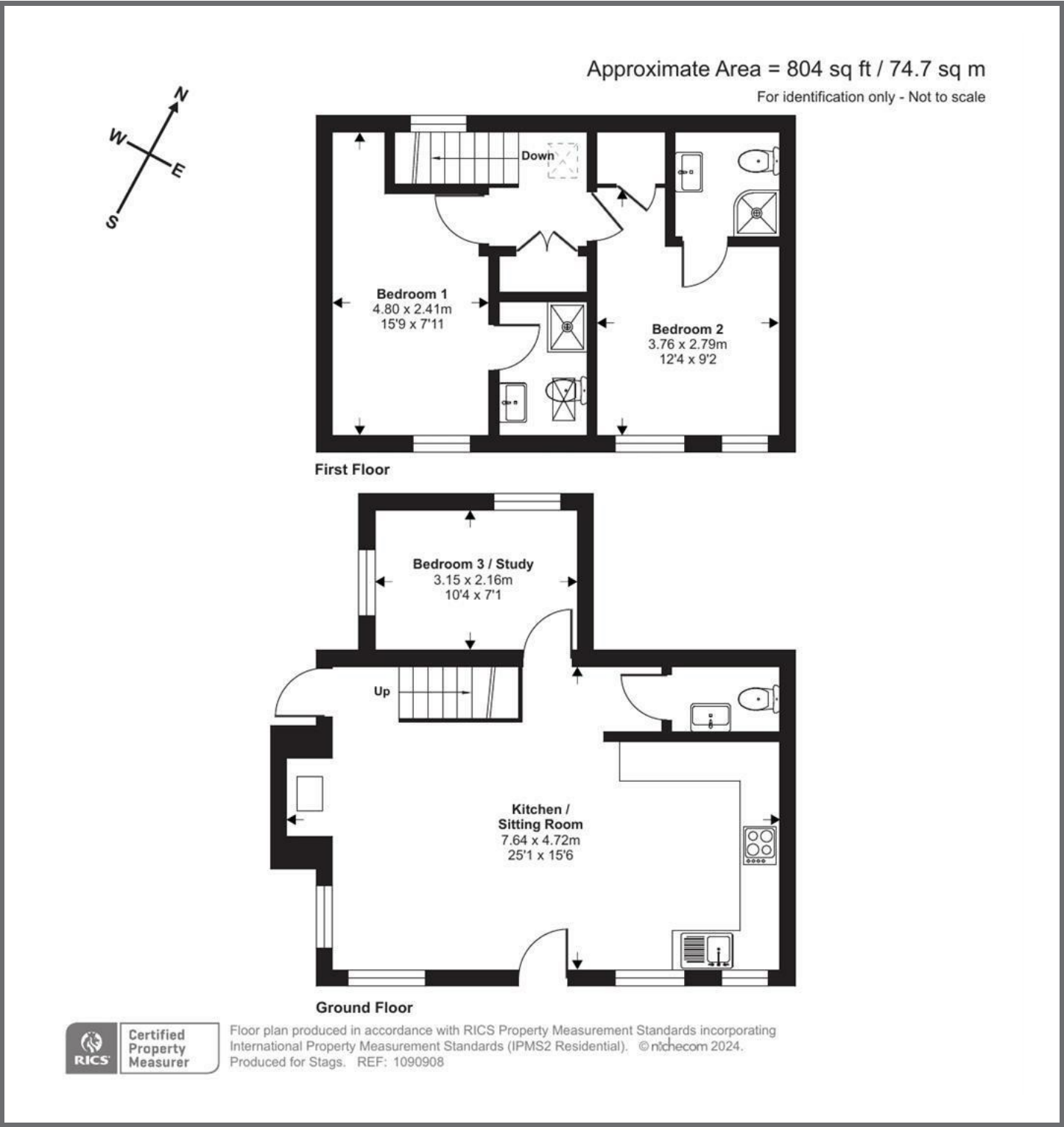
SERVICES

All mains services connected. Electric heating and wood burner. Superfast broadband and mobile network providers available.

DIRECTIONS

what3words ///jeering.hiring.exulted





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
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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