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2 Fernhill Cottages



## 2 Fernhill Cottages, Ponsworthy, Newton Abbot, TQ13 7PH



### SITUATION

The property is situated in the idyllic village of Ponsworthy, and offers a magnificent base to enjoy rural peace and tranquillity. The cottage is one of a collection of period properties in Ponsworthy, near the Webburn River, nestled in the heart of Dartmoor National Park.

Popular villages nearby are Poundsgate and Widecombe-in-the-Moor, the latter having a range of amenities to include two well regarded public houses, several gift shops, a small convenience store with postal counter, and St Pancras Church.

Ponsworthy is only a short drive from the A38 Devon Expressway with its links to Exeter and Plymouth and the larger motorway network. It is also within an hour's drive to some of South Devon's finest beaches.

### DESCRIPTION

2 Fernhill Cottages is a delightful mid-terrace stone cottage, situated in a pleasant rural community within South Dartmoor. Occupying two storeys of accommodation which benefit from a wide array of period features including exposed beams, an inglenook fireplace and traditional granite stone steps. The property is being offered with no onward chain, having previously served as a rental property for the current owners.

The ground floor features a spacious sitting room with the impressive inglenook fireplace with a wood burner set within. The kitchen is to the rear of the property, a galley kitchen, with a range of white wall and base units with space for appliances as well as the back door, which leads to the private garden via steps.

The first floor offers three bedrooms with the master bedroom situated to the front of the property, where there is access to some built in storage housing the immersion tank. To the rear of the first floor is the family bathroom, comprising a shower over bath, bidet, wash basin and WC.

### OUTSIDE

Situated to the west of the property and up the hill is the property's private garden. Accessed

either via the back door from the kitchen or the green lane, this delightful lawned garden enjoys a wonderful outlook over the cottages and towards the surrounding countryside. This gently sloping and versatile lawn space is complimented by a timber potting shed with log storage.

### SERVICES

Mains water, electricity and drainage. Electric storage heaters. Ofcom advises that there is ultrafast broadband and poor mobile coverage in the area.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: [hq@dartmoor-npa.gov.uk](mailto:hq@dartmoor-npa.gov.uk).

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### VIEWINGS

Strictly by appointment by through the agents.

### DIRECTIONS

Leave the A38 at Ashburton. From the Exeter direction this is the second Ashburton exit. From Plymouth it is the first. Follow signs for Poundsgate and pass the Tavistock Inn on your left. Continue towards Princetown for approximately a quarter of a mile. The road winds and climbs a steep rise and there is a junction to the right which leads to Leusdon. Take the Leusdon road and follow it for about quarter of a mile.

You will arrive at a fork in the road, go left towards Ponsworthy. Follow the Ponsworthy road for half a mile and turn left through the ford, the property can then be found within the row of cottages on the left hand side of the road.

What3Words: ///badly.mutual.pheasants

Ashburton: 6 miles, Bovey Tracey: 9 miles, Exeter: 25 miles.

A most charming terraced stone cottage in the heart of the Dartmoor National Park being offered with no onward chain.

- Delightful rural setting
- Well presented
- Period cottage
- Not listed
- 3 bedrooms
- Lawn garden
- Freehold
- Council tax band: C

Guide Price £375,000





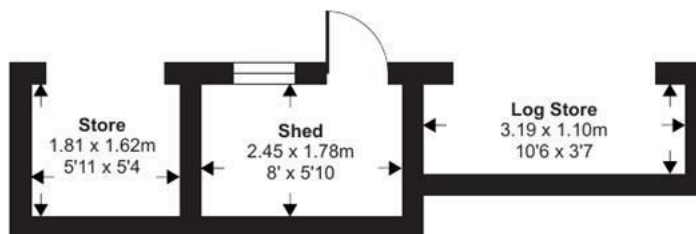


Approximate Area = 868 sq ft / 80.6 sq m

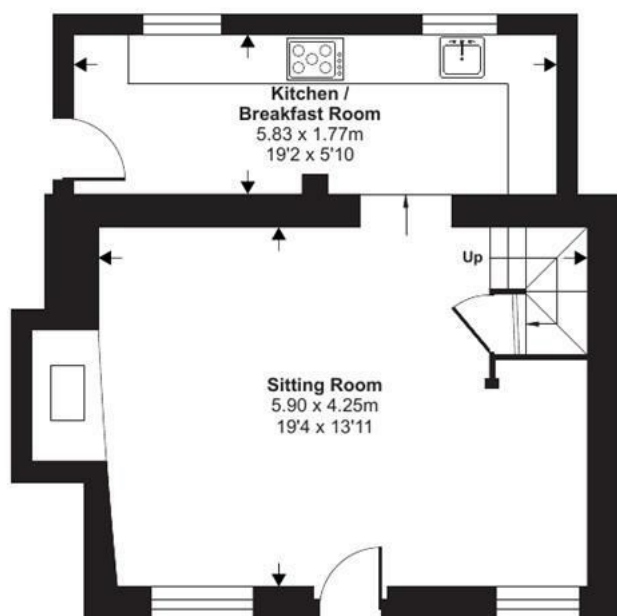
Outbuilding = 113 sq ft / 10.4 sq m

Total = 981 sq ft / 91 sq m

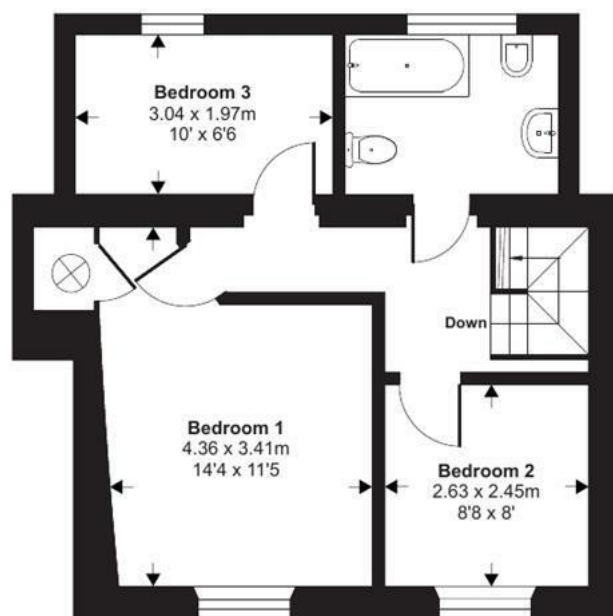
For identification only - Not to scale



Outbuilding 1 / 2 / 3



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1290700

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                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A                                  |         | 100       |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 65      |           |
| (49-54) E                                   |         |           |
| (41-48) F                                   |         |           |
| (35-40) G                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

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