



1 Below Chapel



Dartmouth 5 miles; Kingsbridge 8 miles;
Totnes 11 miles

Charming two-bedroom cottage with garden, outbuildings and parking in the heart of a South Hams village.

- Two double bedrooms
- Sitting room and open-plan kitchen/diner
- Useful utility area
- First-floor bathroom
- Stone outbuildings and gardener's WC
- Level lawned rear garden
- Allocated parking
- Peaceful village location
- Freehold
- Council tax band B

Guide Price £325,000

SITUATION

The idyllic village of Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and popular public house, the George Inn. Dartmouth is the closest town, a popular boating centre boasting a world-famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Blackawton is approximately 8 miles from Totnes allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.

DESCRIPTION

A two-bedroom attached cottage located in the heart of the South Hams village of Blackawton. The property includes level gardens, stone outbuildings, and a parking area opposite.

ACCOMMODATION

The front door opens to a small hall with access to the sitting room, which has a front aspect and chimney breast. To the rear is an open-plan kitchen/dining space with units, space for appliances, and room for a dining table. A utility area leads to the garden.

Upstairs, the landing offers countryside views and has potential to create an ensuite or additional storage (subject to any required consents). There are two double bedrooms and a bathroom with shower, WC, and wash hand basin.

OUTSIDE

The rear garden is accessed via a path shared with 2 Below Chapel and includes stone outbuildings with a gardener's WC. Beyond is a level lawned garden with planted borders and village views. Opposite the house is a parking area.

SERVICES

Mains electricity, water and drainage. Bottle LPG central heating.

DIRECTIONS

From Totnes, take the A381 towards Kingsbridge and Dartmouth. At Halwell, turn left onto the A3122 to Dartmouth. At the Forces Tavern crossroads, turn right signposted Blackawton. At the T-junction, turn right, then take the next left signed Cotterburry and the next fork right. The property will be found on your right.

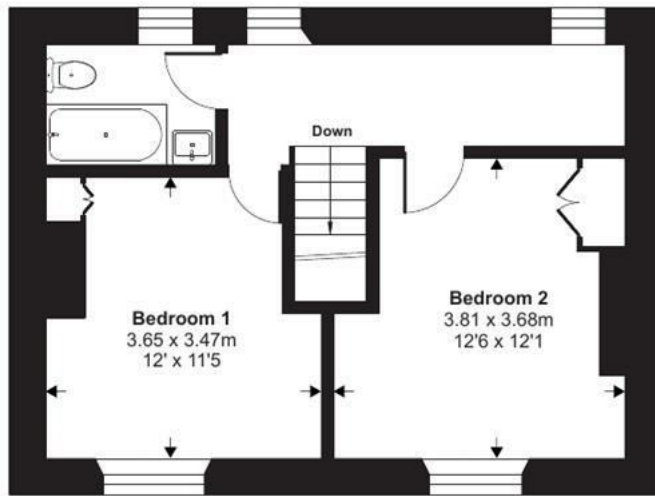


Approximate Area = 800 sq ft / 74.3 sq m

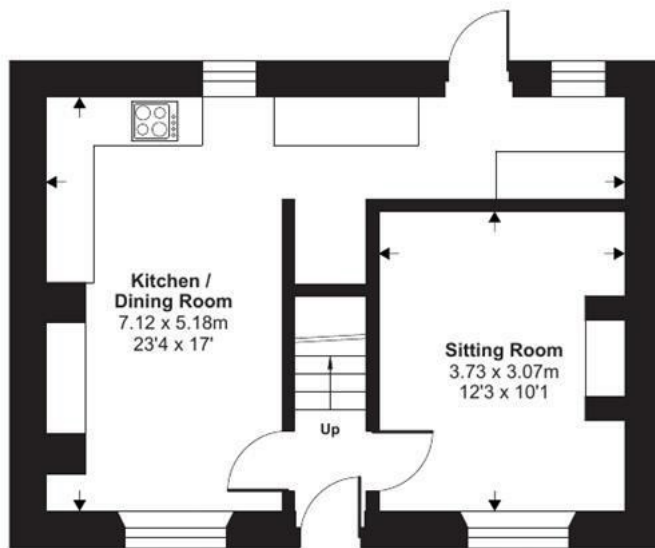
Outbuilding = 156 sq ft / 14.4 sq m

Total = 956 sq ft / 88.7 sq m

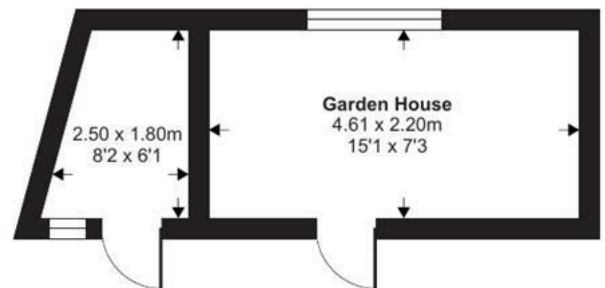
For identification only - Not to scale



First Floor



Ground Floor



Outbuilding 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1290799

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



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