



1 & 2 Below Chapel



STAGS

1 & 2 Below Chapel

Blackawton, Totnes, TQ9 7BN

Dartmouth 5 miles; Kingsbridge 8 miles; Totnes 11 miles

A rare chance to acquire two cottages with scope to create one larger home, with gardens, outbuildings and parking

- Five bedrooms across both cottages
- Two bathrooms and utility areas
- Stone and timber outbuildings
- Potential to combine (STP)
- Freehold
- Three reception rooms and two kitchens
- Rear gardens with countryside views
- Parking area opposite with sheds
- Ideal for multi-generational living or income
- Council tax bands B & C

Guide Price £650,000

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 rare opportunity to purchase two adjoining cottages in a popular village, offering the potential to combine into one larger home (subject to planning), with generous gardens, parking and outbuildings.

ACCOMMODATION

1 Below Chapel includes a sitting room, open-plan kitchen/diner, utility area, two bedrooms and a bathroom.

2 Below Chapel includes two reception rooms, kitchen, three bedrooms, shower room and WC.

Both cottages enjoy traditional features, village views and flexible layouts with opportunity for modernisation or reconfiguration.

OUTSIDE

Each cottage has its own rear garden and outbuildings.

1 Below Chapel benefits from stone-built storage and a gardener's WC, while 2 Below Chapel has lawned gardens and a lower garden ideal for planting or recreation. Both have use of a parking area opposite the cottages, which includes sheds and potential for a garage or workshop (subject to consent).

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 cottages will be found on your right.



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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