

1 & 2 Below Chapel

# 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 Three reception rooms and two
- Two bathrooms and utility areas
- Stone and timber outbuildings
- Potential to combine (STP)
- Freehold

- kitchens
- Rear gardens with countryside views
- Parking area opposite with sheds
- Ideal for multi-generational living or
- 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.



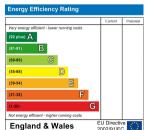




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