



Jonquil Cottage



Dartmouth 6 miles; Kingsbridge 8.5 miles;
Totnes 9 miles

A charming terraced cottage with garage, enclosed gardens, and views, situated in the heart of this sought-after South Hams village

- Charming period cottage
- Two double bedrooms
- Spacious living room with log burner
- Kitchen with garden views
- Family bathroom and cloakroom
- South-facing front terrace
- Enclosed rear garden with workshop/outbuilding
- Garage with utility space
- Freehold
- Council tax band C

Guide Price £350,000

SITUATION

The sought-after village of Blackawton lies amongst rolling South Hams countryside, with a thriving community and excellent local amenities including a primary school, community shop, parish church, village hall and the George Inn.

Dartmouth, with its world-famous regatta, Royal Naval College, galleries and restaurants, is only 5 miles away, while Totnes is about 9 miles and provides mainline rail services to London Paddington. The A38 Expressway is within easy reach, giving swift access to Exeter, Plymouth and beyond.

DESCRIPTION

Jonquil Cottage is a delightful period home offering comfortable and characterful accommodation, complemented by a garage, pretty gardens, and village setting. The property has been updated by the current owners with the addition of an air source heat pump bringing improved efficiency alongside its traditional charm.

To the rear, a stone-built outbuilding with adjoining seating terrace provides excellent storage and offers potential for conversion, subject to the necessary consents.

ACCOMMODATION

The front door opens to an entrance porch giving access to a cloakroom and the integral garage. From here, a door leads through to the main living room, a welcoming space with room for both sitting and dining areas, and featuring a log burner.

A step leads up to the kitchen, fitted with a range of wall and base units, Everhot cooker, tiled splashbacks and views across the rear garden.

On the first floor are two well-proportioned double bedrooms, both enjoying natural light

and lovely views. The accommodation is completed by a family bathroom.

OUTSIDE

At the front of the cottage, a south-facing paved terrace provides an ideal space for alfresco dining. To the rear, a walled garden is laid to lawn with mature planting and a sheltered patio, creating a private and peaceful setting.

The stone-built outbuilding at the far end of the garden includes an undercover seating area and workshop/store. This space could be adapted for a variety of uses, including a home office or studio, subject to the necessary consents.

The sizeable garage provides secure parking and storage, with additional utility space to the side.

SERVICES

Mains water, drainage and electricity.
Heating via air source heat pump.

According to Ofcom, superfast broadband and mobile coverage available.

DIRECTIONS

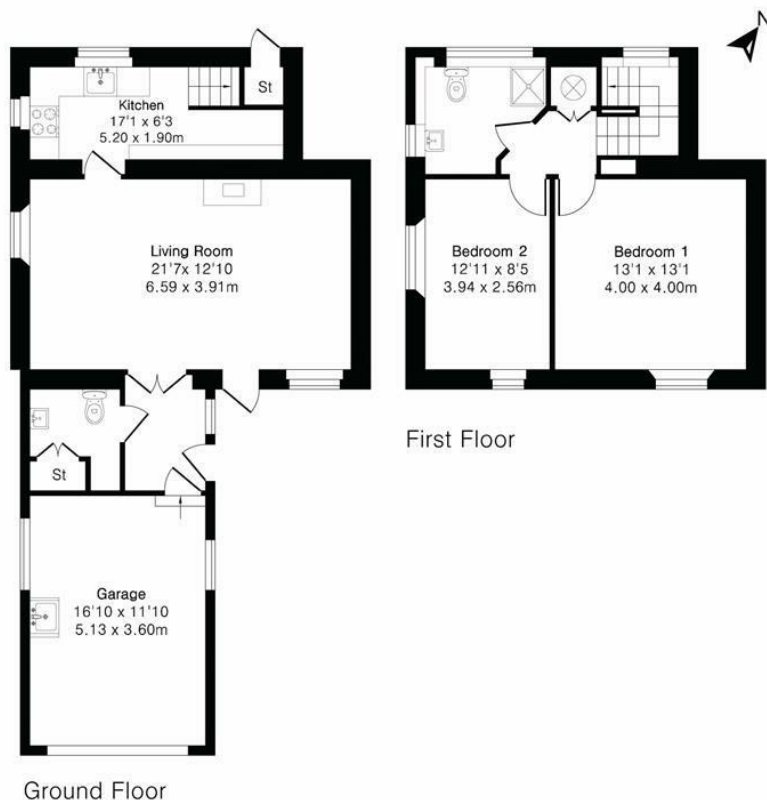
From Totnes take the A381 towards Kingsbridge/Dartmouth. At Halwell turn left on the A3122 for Dartmouth, then right at Forces Tavern signed Blackawton. Enter the village, pass the church, turn right onto Park Lane. Continue along this lane and Jonquil Cottage will be found on the right-hand side.



**Approximate Gross Internal Area 1111 sq ft - 103 sq m
(Including Garage)**

Ground Floor Area 705 sq ft – 65 sq m

First Floor Area 406 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	86
(81-91) B	
(69-80) C	
(55-68) D	56
(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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