



The Old School House



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Blackawton, Totnes, Devon, TQ9 7BN

Dartmouth 5 miles; Kingsbridge 8 miles; Totnes 11 miles

A charming former Sunday School with roof terrace, garden, and garage, in the heart of a thriving South Hams village

- Detached home full of character and history
- Versatile accommodation over three floors
- Four/five bedrooms, three bathrooms
- Spacious kitchen/breakfast room
- Roof terrace and elevated rear garden
- Integral garage and parking
- Heart of thriving South Hams village
- Nearby to countryside walks and the coast
- Freehold
- Council Tax Band D

Guide Price £735,000

SITUATION

The Old School House lies in the sought-after village of Blackawton, a vibrant community nestled between the market town of Totnes and the historic port of Dartmouth. The village benefits from a welcoming pub, community shop, and a well-regarded primary school, all within walking distance. Surrounded by rolling South Hams countryside, the area offers beautiful walks with views towards the coast and Dartmoor. Dartmouth and Totnes provide a wide range of amenities, schools, and rail links, with the A38 Devon Expressway giving access to Exeter, Plymouth, and beyond.

DESCRIPTION

Formally the Old Sunday School and thoughtfully converted in the 1970s, The Old School House is now a spacious and adaptable detached home, offering accommodation over three floors. The property retains characterful features while providing modern comforts, with flexible living areas, a roof terrace for entertaining, and a private garden.

The layout lends itself to a variety of uses, with potential to create a self-contained annexe on the ground floor or reconfigure to increase the number of bedrooms if desired.



ACCOMMODATION

On the ground floor a welcoming entrance hall leads to a generous double bedroom, a modern shower room, and a versatile family room or additional bedroom. This level also includes a practical utility room, a studio/workshop, and access to the integral garage, making it ideal for multi-generational living or potential annexe use.

The first floor forms the heart of the home, with a well-fitted kitchen/breakfast room, a bright adjoining dining room, and a spacious sitting room. French doors open from here onto the roof terrace, creating an excellent space for entertaining with far-reaching views across the village rooftops.

On the second floor there are two further double bedrooms, each with its own en suite bathroom and built-in storage, providing comfortable and private accommodation.

OUTSIDE

The property enjoys a private roof terrace, accessed from the first floor sitting room, perfect for alfresco dining and village views. Steps lead up to an elevated rear garden, mainly laid to lawn and bordered by mature hedging and trees, offering both space and privacy.

At the front of the house there is parking and access to the integral garage.

SERVICES

Mains electricity, drainage and water. LPG fired central heating and cooker.

According to Ofcom, superfast broadband with speeds up to 80mbps and likely mobile coverage available.

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 Cotterbury onto Chapel Street. Continue for 100 yards where the property can be found on your left.



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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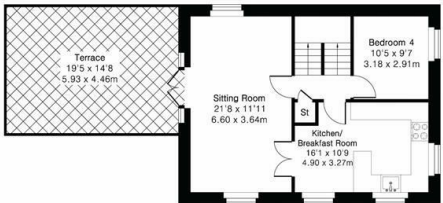
Approximate Gross Internal Area 1775 sq ft - 165 sq m
(Excluding Garage)

Ground Floor Area 695 sq ft - 65 sq m

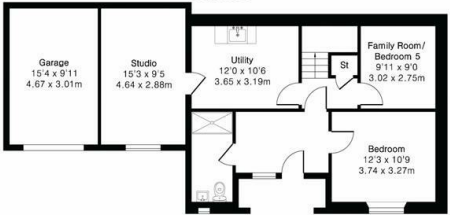
First Floor Area 585 sq ft - 54 sq m

Second Floor Area 495 sq ft - 46 sq m

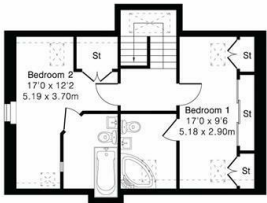
Garage Area 150 sq ft - 14 sq m



First Floor



Ground Floor



Second Floor



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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