







A quintessential cottage with a 0.5 acre garden with woodland plus a further 3 acres of woodland and river frontage to the River Avon.

- Large reception room
- Beautiful stone fireplace
- Spacious dining room
- Characterful features
- Cottage kitchen
- Separate utility room
- Four bedrooms
- Off road parking
- Countryside living

## Keepers Cottage

Curtisknowle, Totnes, TQ9 7JU

Keepers Cottage is nestled into a secluded spot and has character and charm throughout. It has been home for our vendor for nearly 30 years and the lifestyle this home offers, means she has many cherished memories and she offers this home for sale with the wish that the next buyers love this way of life as she has.

Stepping into the home, there is an entrance porch which has plenty of space for shoes, coats and wellington boots. The reception room spans the whole width of the home and the real focal point is the large chimney breast with a superb stone fireplace with wooden mantelpiece. A spacious dining room has exposed wooden beams and a deep window sill and a large opening in one of the old chimney breasts connects this room to the kitchen. There is a separate utility room which has further space for use as a larder. There is a W.C. and situated, through what looks like an under the stairs cupboard is a shower room.

A delicately painted staircase leads up to the first floor accommodation. The two front bedrooms are both good size doubles with built in storage cupboards and there are two further bedrooms and a family bathroom.

### OUTSIDE:

There is off road parking for several vehicles on a hardstanding, and a cottage garden to the front and side of the property which has a cobbled pathway winding throughout. There is a variety of plants, bushes and shrubs as well as a vegetable patch, areas of lawn and a patio. There is a large outbuilding which was once two lose boxes which is currently utilised for storing garden tools and there is power to this. There is also a useful store outside the back door. Walking away from the property, the garden begins to mature with large trees and more of a woodland floor with ferns. The garden slopes away and there are wooden steps which trail through this space and lead down to a gate at the bottom of the garden. This gate leads onto an unmetalled road and picks up a woodland walk.



6 Fore Street, South Brent, Devon, TQ10 9BQ

Telephone 01364 646170

southbrent@luscombemaye.com

[www.luscombemaye.com](http://www.luscombemaye.com)

## Keepers Cottage, Curtisknowle, TQ9 7JU

Approximate Gross Internal Floor Area = 135.2 sq m / 1456 sq ft  
 Outbuildings Area = 29.4 sq m / 317 sq ft  
 Total Area = 164.7 sq m / 1774 sq ft

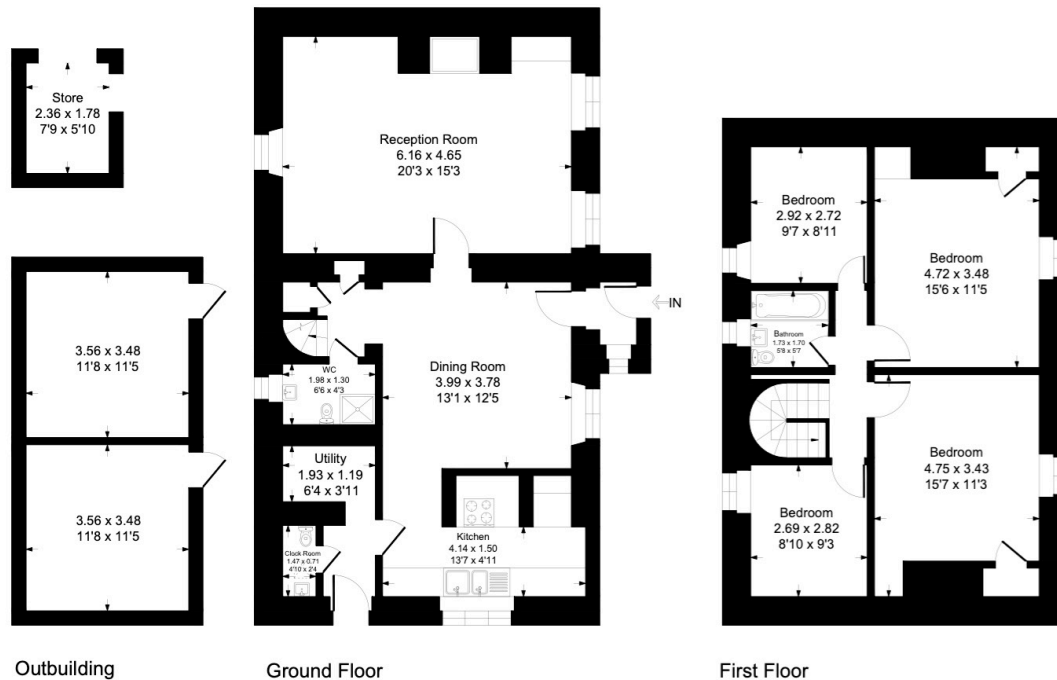


Illustration for identification purposes only, measurements are approximate, not to scale.



### SERVICES

Mains electricity and water supply, private septic tank drainage and LPG heating.

### COUNCIL TAX

South Hams District Council. The property is in Band F.

### TENURE

Freehold

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01364 646170

### DIRECTIONS

what3words location  
 cold.quiet.outboard

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Address: Keepers Cottage, Curtisknowle, TOTNES, TQ9 7JU  
 RRN: 5437-6423-8200-0779-8292

