






Luscombe Maye

Since 1873

Holne, Near Ashburton

Offers in the region of £600,000

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Churchway Cottage is a traditional Devon stone and slate cottage, which is set in heart of the picturesque Dartmoor village of Holne. This deceptively spacious home comes to market for the first time in over 25 years and is being sold with no forward chain. Despite its age and history, the property has the benefit of Solar PV with a Tesla battery with air source heat pump units for heating and cooling throughout the home.

Holne is a well-placed village on the South-Eastern side of Dartmoor, within easy reach to the A38 Devon Expressway which gives ease of access to main routes to the local towns of Ashburton, Newton Abbot and Totnes, and further afield to Exeter and Plymouth.

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.



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Key Features

- NO FORWARD CHAIN
- Large reception room with Inglenook fireplace
- Large entrance hall and formal dining space plus a conservatory
- Option to reinstate fourth bedroom if required
- Ample parking, with carport and garaging within the wooden workshop
- Deceptively spacious detached home in the heart of Holne
- Kitchen-dining area with separate utility room
- Three double bedrooms, one with en-suite
- Front, side and rear garden spaces
- EPC E

Churchway Cottage, Holne, Newton Abbot, TQ13 7SL

Approximate Gross Internal Floor Area = 218.8 sq m / 2356 sq ft
Garage Area = 31.1 sq m / 335 sq ft
Total Area = 249.9 sq m / 2691 sq ft

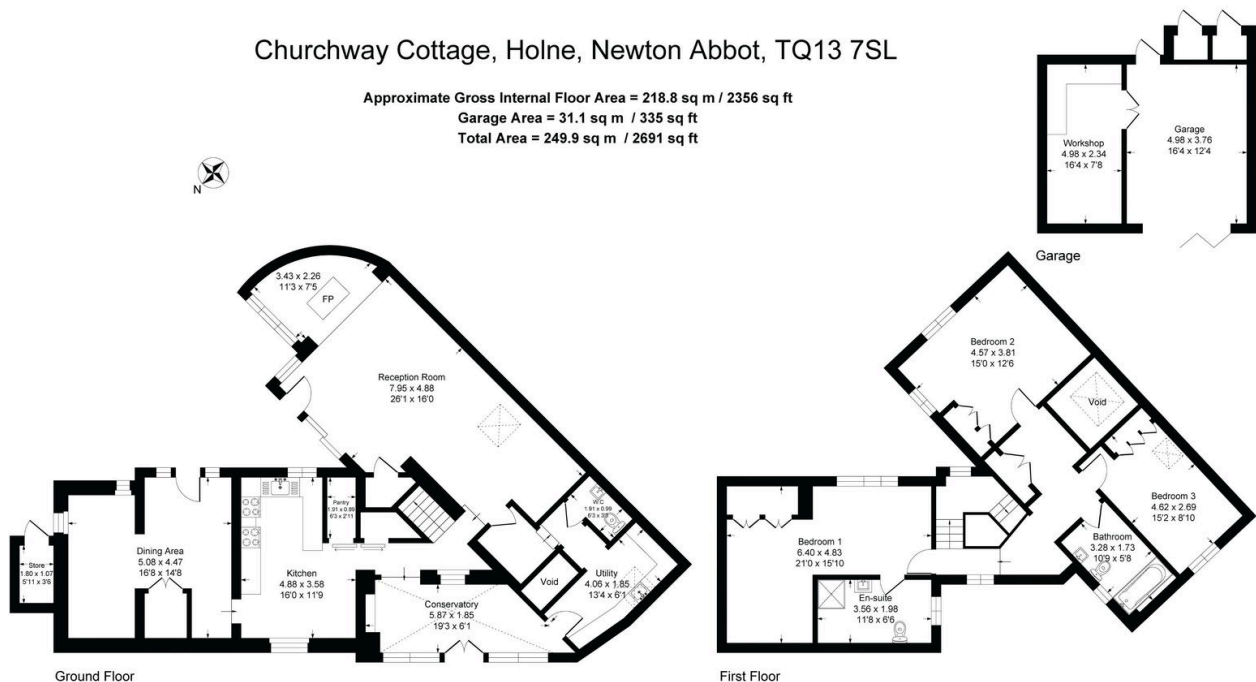


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