



Waddeton Road, Waddeton
Brixham, TQ5 0EL

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“Orchard Cottage” Waddeton Road, Waddeton, Brixham, TQ5 0EL

£450,000 Freehold

A beautiful “chocolate box cottage” situated in the peaceful hamlet of Waddeton



A delightful **DETACHED GRADE II LISTED**, three bedroom **THATCHED COTTAGE** believed to be circa 18th Century, located in the idyllic and quiet hamlet of Waddeton, which is situated midway between the Dartside Villages of Galmpton and Stoke Gabriel, yet a short drive away from Totnes, Kingswear and the the Torbay towns of Brixham, Paignton and Torquay.

The cottage, which stands in pretty, cottage style walled gardens and perimeter, also has the unusual benefit of a parking area with ample space for several vehicles. The cottage and gardens have been well maintained over the years and offer a most comfortable home, a mix of character and charm with modern living, brimming with original features.

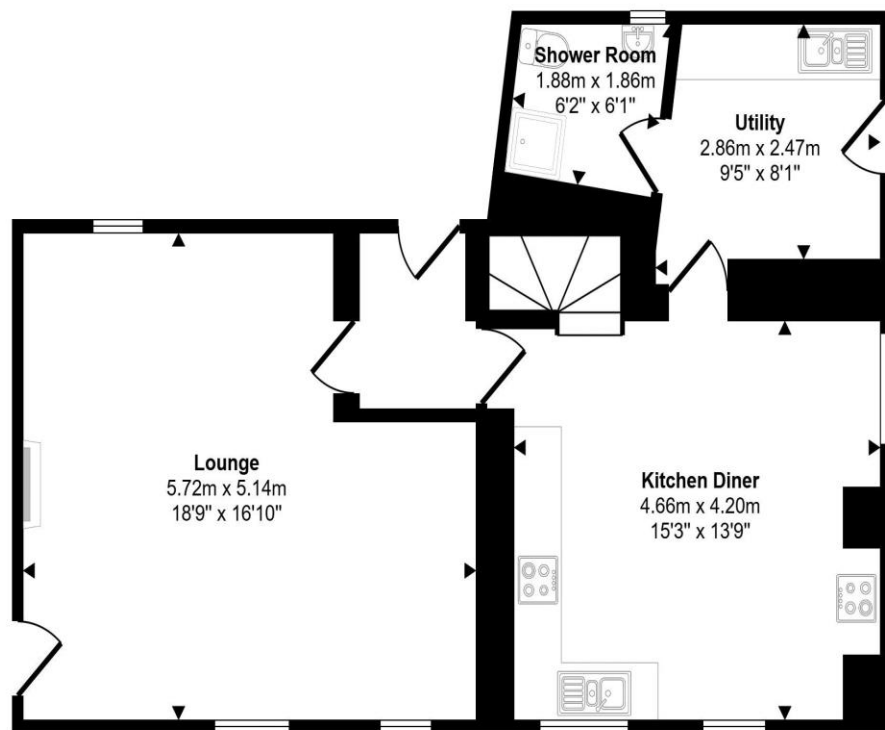
Accommodation is surprisingly spacious, the welcoming entrance hall with stable door and stone floor, leads on to the generous double aspect living room which has a feature recessed fireplace along with a secondary stable door out to the pretty garden. The large kitchen/dining room which is again double aspect, has ample fitted units and space for a family size table, there is a fitted AGA along with conventional cooker and hob. A door opens to a useful utility room with ground floor shower room/w.c. leading off.

On the first floor a charming landing space leads to three double bedrooms and a family bathroom/w.c.

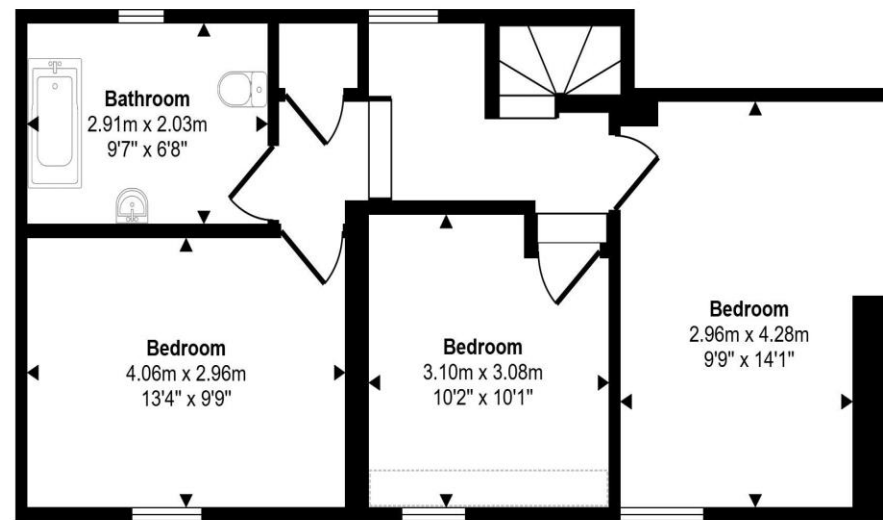
Outside as mentioned, are walled gardens surrounding the cottage, which have been beautifully planted with an array of shrubs and plants, there are several seating areas in the garden to sit and enjoy the peace and tranquility. The driveway and parking area also have planted borders and garden space.

Oil fired central heating is installed. The cottage has private drainage/sewerage which connects to a community system in the Waddeton Estate and is managed by the owner of Home Farm. The private driveway approach to Orchard Cottage is also owned by Home Farm, with a right of access to the cottage. Internal viewing this beautiful property is highly recommended if you are looking for a quiet retreat away from the hustle and bustle of life, the River Dart is easily accessible as well as local Marinas for boating enthusiasts. As mentioned local towns are a short drive away for shopping, Totnes and Paignton train stations are also within easy reach.

Approx Gross Internal Area
120 sq m / 1288 sq ft



Ground Floor
Approx 66 sq m / 715 sq ft



First Floor
Approx 53 sq m / 573 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: EXEMPT

AGENTS NOTES: The Ofcom website indicates standard broadband is available along with moderate mobile signal.

PRIVATE DRAINAGE AND SEWERAGE

COUNCIL TAX BAND: F

VIEWING ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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