



MARDLE COTTAGE, HIGHER COOMBE, DARTMOOR TQ11 0JD







# MARDLE COTTAGE

HIGHER COOMBE • DEVON • TQ11 0JD

Mardle Cottage comprises a two bedroom cottage, set in tucked away location within the hamlet of Higher Coombe. This property provides the perfect framework for a rural retreat, requiring some work to unlock its full potential.

The cottage is being offered for sale by the Modern Method of Auction.

**GUIDE PRICE : £225,000**

THE DARTMOOR OFFICE

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# For Sale By Auction



## **AUCTIONEERS COMMENTS**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





The front entrance opens directly onto the heart of the home, the KITCHEN / DINER. There is also a convenient external porch.



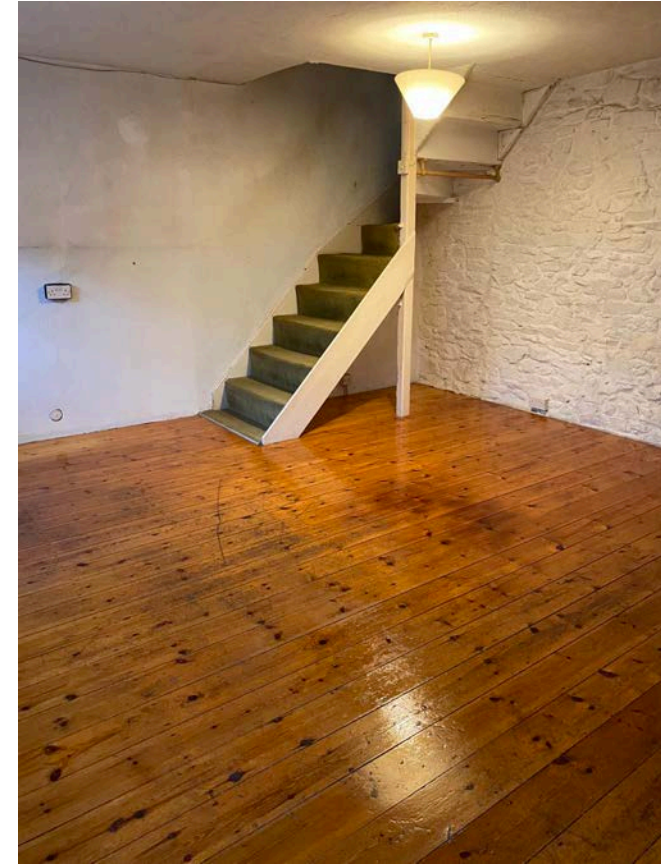


The KITCHEN / DINER is a functional space, fitted with stainless steel sink and double drainer, solid fuel range and breakfast bar with integrated marble chopping board.









Accessed through the KITCHEN, the SITTING ROOM features wood flooring and a wood burner, set within an exposed stone hearth. There are exposed timber lintels over the two sash windows to the front elevation which allows natural light to enter the space. Stairs to the rear rise to the first floor.





The BATHROOM is accessed through a door to the rear of the KITCHEN / DINER. This room is complete with low level W/C, hand wash basin, bath with wood panel surround and walk-in shower.




BEDROOM ONE offers a window to the front elevation offering views across the garden and to the surrounding landscape. This room also offers built-in storage, including a set of floor to ceiling wooden shelves.

A fixed wooden ladder leads up to the loft space.







BEDROOM TWO is a unique shaped room and sits off to the right hand side. featuring a window to the front elevation for plenty of natural light.





# OUTSIDE

The front garden, directly facing the entrance to the property is mainly laid to lawn and edged with mature plants and trees.



A rear door in the kitchen leads out to a courtyard space, complete with characterful stone store, ideal for storing firewood.





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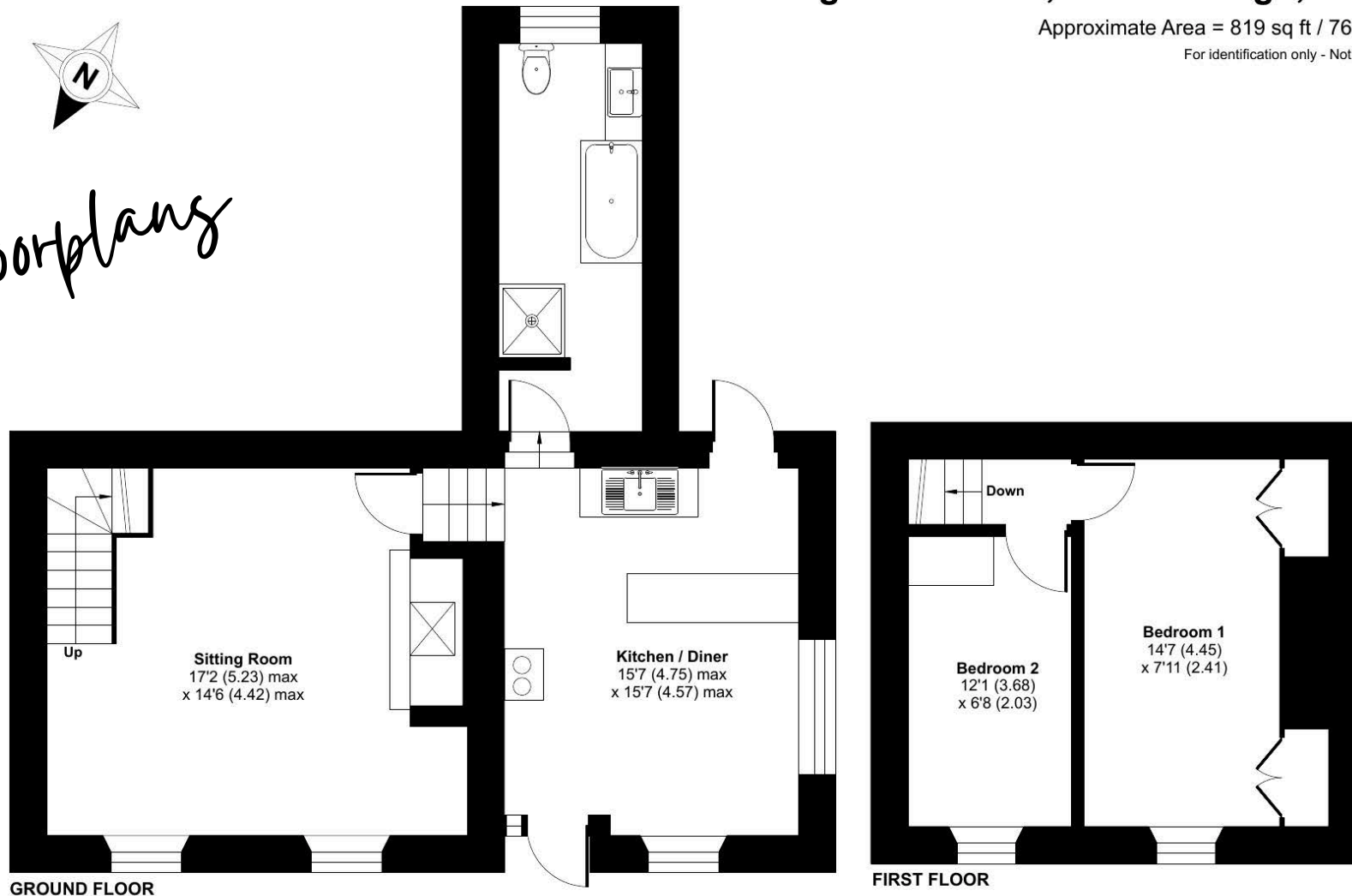


# Higher Coombe, Buckfastleigh, TQ11

Approximate Area = 819 sq ft / 76 sq m

For identification only - Not to scale

  
*Floorplans*



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1196639



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# Key Facts for Buyers

## TENURE

Freehold.

## COUNCIL TAX - Band C

## EPC - G

## SERVICES

Mains electric, water and private shared drainage. There is a solid fuel range and wood burner which is connected to provide heating and hot water when the system is operating.

## BROADBAND

Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

## Property Report - [Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance

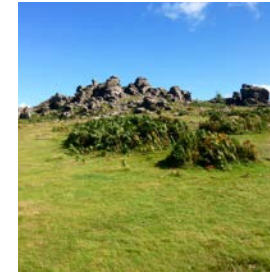


# About Dartmoor....

Higher Coombe is a small hamlet situated along the River Mardle. The nearby village of Scoriton is a lovely Dartmoor village with a popular pub, and one of the few farms left in England licensed to sell milk straight from the cow. Close by is the village of Holne, which has a thriving community owned village shop and tea room as well as a village pub whose premises date back to the 14th century.

Buckfastleigh is some two and a half miles away. This tranquil town has a history connected with the woollen industry, but it is best known for the nearby Buckfast Abbey and the South Devon steam railway which runs along the River Dart to the sought-after town of Totnes which is about 10 miles away and known for its Norman castle and eclectic mixture of shops and restaurants.

Ashburton also offers an excellent range of facilities including independent restaurants such as the Old Library as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. There are also excellent transport links being approximately 7 miles from Totnes and Newton Abbot with their direct rail links to London Paddington and Plymouth.







To view this property strictly by appointment only please scan the QR code above,  
pop in to our office or please do give us a call using the contact details below.

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