



Luscombe Maye  
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## East Allington, Totnes

Guide Price £575,000

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## Description

A charming three-bedroom detached cottage nestled in idyllic rolling countryside, offering peace, privacy and stunning rural views and having approved planning permission for substantial extensions

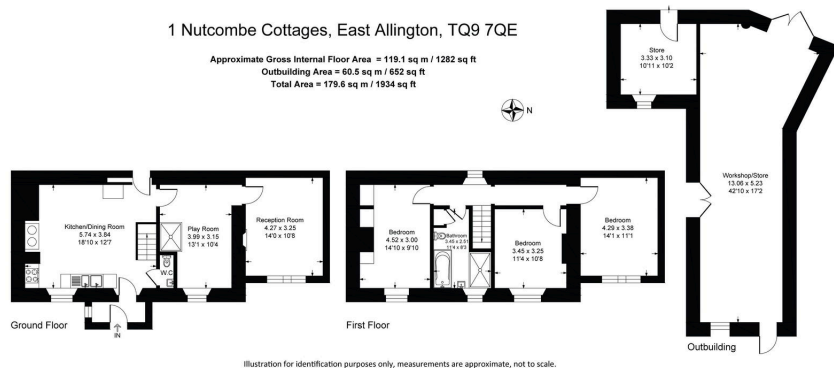
Set in a peaceful rural location, this three-bedroom property blends traditional features with the potential for modern adaptability. The home showcases a distinctive façade of local stone and rendered elevations with brick window surrounds, all under a classic slate roof. The gothic-style arched porch and detailed chimneys set an inviting and characterful tone from the outset.

The property has approved planning consent (Ref: 4236/21/HHO) for a two-storey rear extension along with improvements to landscaping, parking and boundary treatment. The plans propose a reconfiguration of the ground floor to provide a larger kitchen opening onto a level patio, a second reception room, and improved circulation space throughout. Upstairs, the layout allows for enhanced bedroom space and improved flow to support modern family living. Securing planning permission on this scale is an exceptionally rare achievement. While future owners may choose to tailor the design to their own preferences, the approved plans offer an extraordinary opportunity to more than double the current size of the property. The proposed extension would create a substantial six-bedroom home, complete with three bath/shower rooms, as well as a new kitchen, breakfast room, and utility room—delivering a truly transformative potential.

Externally, the extension has been carefully designed to complement the existing character while improving efficiency and addressing current maintenance issues.

The current accommodation spans approximately 1,282 sq ft and comprises a spacious kitchen/dining room with traditional cabinetry and a range cooker, a cosy living room with a wood-burning stove, a playroom/study, and a ground-floor W.C. Upstairs are three well-proportioned bedrooms and a stylish family bathroom featuring a statement glass block partition and neutral tiling.





- Charming three bedroom cottage
- Countryside views
- Traditional stone outbuildings
- Close to popular village of East Allington
- Approved planning permission for large extensions
- Spacious kitchen/ dining room
- Ample parking

