



 Luscombe Maye
Since 1873

Chuckle Cottage

Chuckle Cottage, Main Street, Blackawton, TQ9 7BG
Guide Price £650,000



Full Description

SITUATION

Chuckle cottage is conveniently located in the centre of the village. A friendly South Hams village with a lively community, Blackawton lies about halfway between Totnes and Kingsbridge (9 miles) and about five miles from Dartmouth. The historic parish church of St. Michael is the village's principle landmark and Blackawton also has a primary school with an excellent reputation, a large and well-used village hall, a post office, an excellent village run shop and a public house.

Dartmouth, Totnes and Kingsbridge all have good facilities including secondary schools, and at Totnes there is a main line railway station. With Dartmoor on one side and the coast on the other, the South Hams is host to a wide range of recreational and sporting pursuits.

DESCRIPTION

An opportunity to acquire an impressive and substantial family home, situated in an enviable position in the centre of this desirable South Hams village. The property oozes character and charm, whilst offering spacious and versatile accommodation and would ideally suit multi generational living, or an additional income with its fabulous one bedroomed annexe. A particular feature of the property, is it's delightful and large garden with terrace, orchard and far reaching views. The accommodation briefly comprises of a living room with Inglenook fireplace & Wood burner which is open plan to the cosy snug. There is a good size kitchen/diner with butler sink Aga and tiled floor, a utility room and WC on the ground floor. on the first floor there is the master bedroom with ensuite shower and two further double bedrooms, both with fitted wardrobes a family bathroom and access to the Annexe, which has it's own separate entrance, which could be reincorporated into the main house or kept as it is, providing multi generational accommodation or a second income.

Outside: The property enjoys a wonderful and large garden with shrubs, fruit tree and plants with an additional terrace area and far reaching countryside views. There is a large workshop/studio in the garden with power and light.

SERVICES

Mains electricity, water and drainage. Oil central heating. Solar panels.

TENURE

Freehold

VIEWINGS

Viewing strictly by appointment with Luscombe Maye

LOCAL AUTHORITY

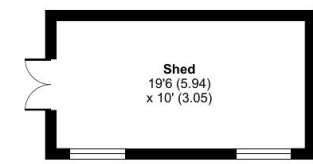
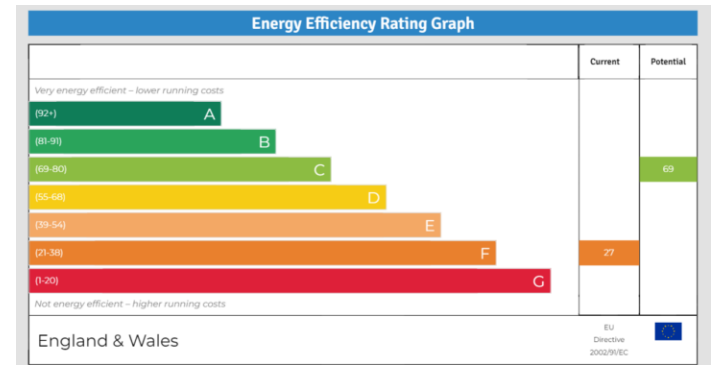
South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. www.southhams.com

DIRECTIONS

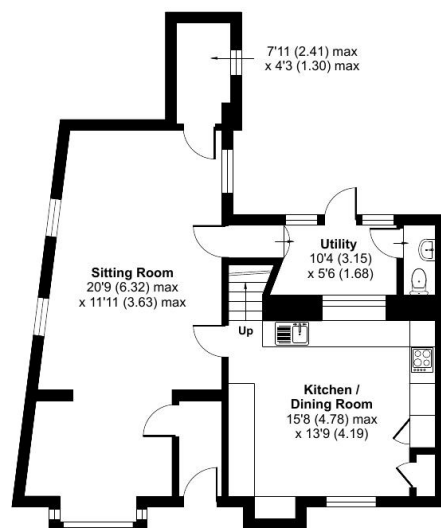
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LETTINGS

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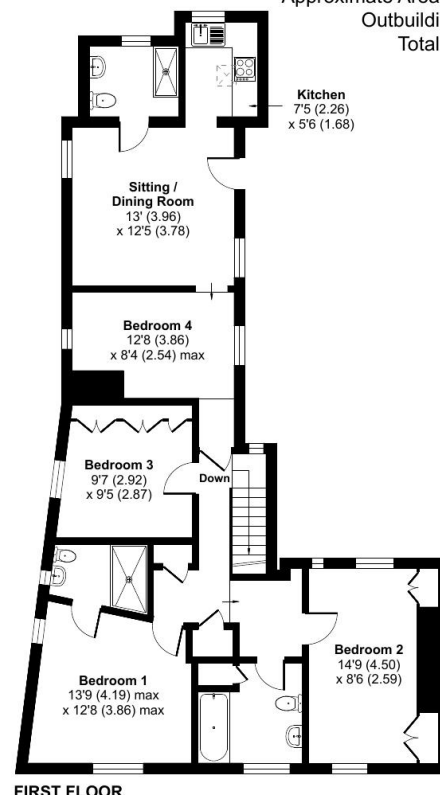
OUTBUILDING



GROUND FLOOR

Main Street, Blackawton, Totnes, TQ9

Approximate Area = 1837 sq ft / 170.6 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Total = 2032 sq ft / 188.7 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Luscombe Maye. REF: 1037731



01803 869920

www.luscombemaye.com

Totnes@luscombemaye.com

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