







## Thatchend

Blagdon, TQ3 3YB

Stepping into the property, the front door opens into the beautiful open plan dining/kitchen room with flagstone flooring and exposed beams throughout. The kitchen comprises matching floor and wall units with granite worktops and is fitted with electric oven, dishwasher, Belfast sink with space for fridge freezer.

The living room is complemented by the painted wood beam ceiling and an exposed stone fireplace with wood burner. The music room offers a versatile space in the property for a potential home office, play room or further accommodation.

The impressive master bedroom is generous in size and framed by a double height ceiling with exposed beams. With ample space for furniture there is also built-in wardrobe space and a spectacular freestanding bath. The second double bedroom has dual aspect views, built-in wardrobe space and access to the third bedroom if needs be. The fourth bedroom that has also been tastefully designed to enhance the characterful features.

The well maintained grounds are predominantly laid to lawn and lengthens all the way down the plot with further fruit trees, a beautiful, paved area overlooking the lower lawn and framed by hedgerow beyond.

The annexe briefly comprises of an open plan kitchen/ living room with double height ceiling and exposed beams, two bedrooms and two three-piece bathrooms with its own separate driveway and entrance.



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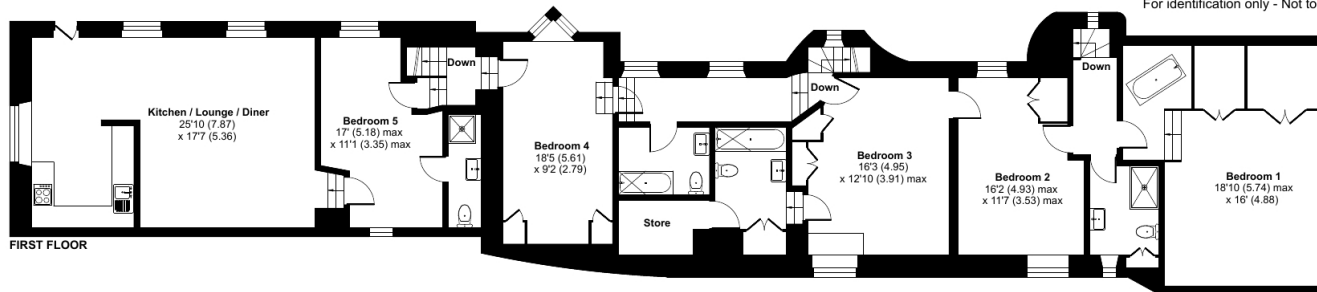
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A beautiful Grade II Listed six bedroom character home with self-sufficient annexe situated in a 3/4 acre plot, understood to date back to 16th century when the property formed working accommodation for Lower Blagdon Manor.

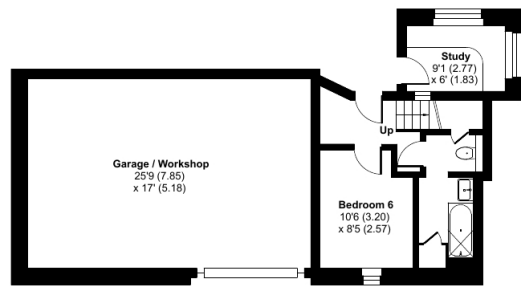
- Beautiful Thatch Cottage
- Grade II Listed
- 3/4 Acre Plot
- Self-Sufficient Annexe
- Open Plan Dining/Kitchen Living
- Double Garage
- Tranquil Private Garden
- Character Features Throughout
- Stunning Rural Home
- Ample Driveway Parking



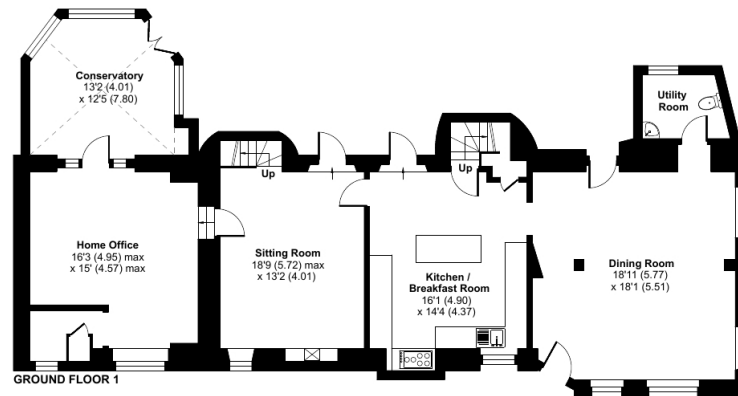
Approximate Area = 3728 sq ft / 346.3 sq m  
 Garage = 448 sq ft / 41.6 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 4230 sq ft / 392.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR 2



GROUND FLOOR 1

**SERVICES**

Oil central heating. Private drainage, mains water and electricity connected.

**COUNCIL TAX**

Band G

**TENURE**

Freehold

**LOCAL AUTHORITY**

Torbay Council, Castle Circus, Torquay TQ1 3DR

**VIEWINGS**

Viewing strictly by appointment with Luscombe Maye 01803 869920.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		