



Luscombe Maye
Since 1873

Longcombe, Totnes

Guide Price £600,000

4 2 2



DESCRIPTION

Luscombe Maye is delighted to bring to market this character four bedroom detached cottage situated in the delightful hamlet of Longcombe. The property briefly comprises, four spacious bedrooms, two reception rooms, kitchen and cottage garden.

A beautiful covered porch with period feature stable door opens into the entrance hall leading into the large living room and separate dining room with ample space for a family dining table set. The living room is complemented by exposed beams and a large, exposed stone fireplace with original 'Clome' bread oven and a central wood burner highlighting the original features of the cottage. There is also an additional study/hobby area to be enjoyed set back from the main living space. The tasteful kitchen comprises floor and wall units with a central AGA range cooker with 5 ring induction hob, integrated dishwasher and space for a fridge/freezer and breakfast table. Leading up the steps, double doors open into the garden as well as the useful utility room with space and plumbing for a washing machine and dryer, sink and additional fridge/freezer. There is also a downstairs bathroom with WC, sink and shower with underfloor heating.

Ascending the stairs, the master bedroom enjoys far reaching countryside views and a wall of built-in wardrobe space. The three further bedrooms enjoy similar countryside views and a southerly aspect that allows for natural light to fill the rooms. There is a modern family bathroom fitted with underfloor heating, his and hers sinks, standalone bathtub, WC and shower.

Approaching Traceys Cottage, the front elevation enjoys a southerly aspect with wisteria and grapevine framing the property. There is a stone outbuilding used as a log and gardening store with a compost area set at the top of the garden. From the kitchen there is a spacious patio area perfect for alfresco dining and socialising with friends. There is also half a garage used for storage and two parking spaces available.



Traceys Cottage, Longcombe, Totnes, TQ9 6PW

Approximate Gross Internal Floor Area = 188.1 sq m/ 2025.7 sq ft
Garage Area = 6.2 sq m/ 66.7 sq ft
Total Area = 194.3 sq m/ 2091.4 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached Cottage
- Delightful Hamlet Location
- Utility Room
- Countryside Views
- Characterful Features Throughout
- Four Spacious Bedrooms
- Contemporary Kitchen
- Two Parking Spaces
- Landscaped Garden
- Well Presented

