











Luscombe Maye are delighted to bring to market this detached four bedroom home, situated in a fantastic plot in the very sought after village of Blackawton.

- **Detached Four Bedroomed Home**
- **Open Plan Kitchen/Diner**
- **Fantastic Plot**
- **Conservatory**
- **Approximately 3/4 Acre**
- **South Facing**
- **Secluded And Private Garden**
- **Ample Off Road Parking**
- **Garage**
- **Solar Panels**

## Rycotes

**Blackawton, Totnes, TQ9 7BN**

The property comprises of living room, kitchen, dining room, four double bedrooms and conservatory.

The living room is situated at the back of the property and is complimented by an open fireplace and large doors into the conservatory room that overlooks the south facing garden. The kitchen-breakfast room has a range of matching floor and wall units fitted with sink with drainer unit and space for a number of appliances including electric oven with 4 ring electric hob, space for fridge freezer and dishwasher. A more formal dining room has ample space for a family dining table set and is well connected to the kitchen creating an enjoyable social setting. There is also a utility room with worktops and space for washing machine and dryer with access to the garden. The master bedroom is generous in size and ample built-in wardrobe space with views over the expansive garden and countryside beyond. The second double bedroom benefits from ample space and built in wardrobes. There is also a large family bathroom fitted with WC, hand basin and shower unit. There are a further two double bedrooms upstairs with spectacular far reaching countryside views and ample storage space. A resin bound crescent driveway allows for ample parking and access to the single garage and storage room. The gardens at Rycotes are a true delight with two ponds and bordered with plants, shrubs, bushes, trees and meets the open fields behind.



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## Rycotes, Blackawton, Totnes, TQ9

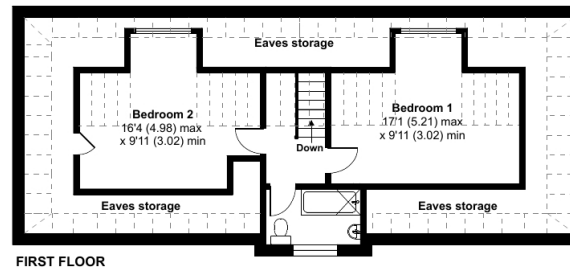
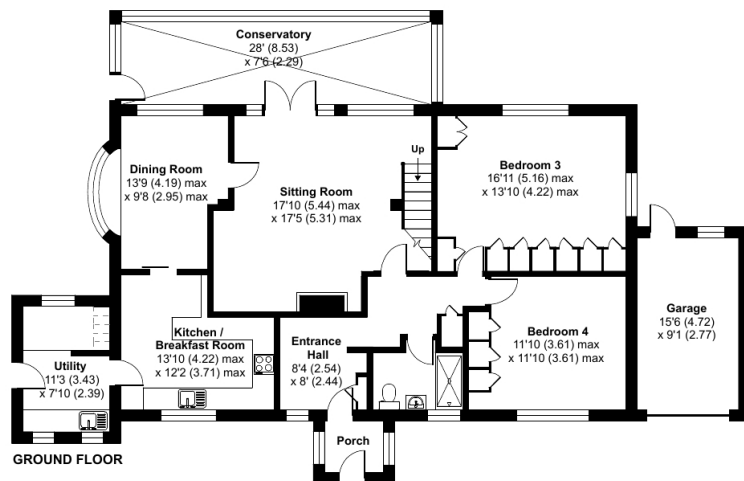
Approximate Area = 2319 sq ft / 215.4 sq m (includes garage)

Limited Use Area(s) = 390 sq ft / 36.2 sq m

Total = 2709 sq ft / 251.6 sq m

For identification only - Not to scale

Denotes restricted head height



### SERVICES

Mains electric, water and drainage, Oil fired central heating.

### COUNCIL TAX

Band F

### TENURE

Freehold

### LOCAL AUTHORITY

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

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01803 869920

### DIRECTIONS

What3Words - shift.snowball.tanks

