



Luscombe Maye

Since 1873

Great Cotton Farm House, Dartmouth

Guide Price £695,000

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DESCRIPTION Luscombe Maye are proud to present this characterful four-bedroom farmhouse, nestled in a picturesque, rural yet well connected setting near Dartmouth. Brimming with charm and original features, this delightful farmhouse boasts generous living space, flexible accommodation, and beautifully landscaped garden. Stepping into the property, a spacious farmhouse kitchen with traditional units, ample worktop space and gas fired Stanley Stove opens into a large dining area, perfect for family meals or entertaining guests. A cosy sitting room with original stone fireplace with gas fire and exposed beams provides the ideal space to unwind, while an additional reception room offer scope for a study, snug or games room. There is also a formal dining room, perfect for family living. Completing the downstairs is a WC and large storage cupboard. Upstairs, the property offers four well-proportioned double bedrooms, each with its own unique character, alongside two-family bathrooms. The original back staircase also provides access to the accommodation. Outside, the farmhouse is surrounded by a mature garden, with plenty of space for outdoor dining, gardening, or simply soaking in the peace and tranquillity with a further patio area that wraps round the back of the home. The property features a spacious driveway and two allocated spaces in the courtyard, providing ample parking space.

SERVICES Mains Electricity & Gas connected. Private Water Supply.

CONSTRUCTION The property is understood to be of standard construction.

PARKING Driveway Parking

AGENTS NOTE Public footpath through Great Cotton Farm yard.

Management Company will be set up to maintain communal area, retrospectively.

LOCAL AUTHORITY South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE Council Tax Band F



Great Cotton Farmhouse, Dartmouth, TQ6 0LB

Approximate Gross Internal Floor Area = 218.9 sq m / 2357 sq ft

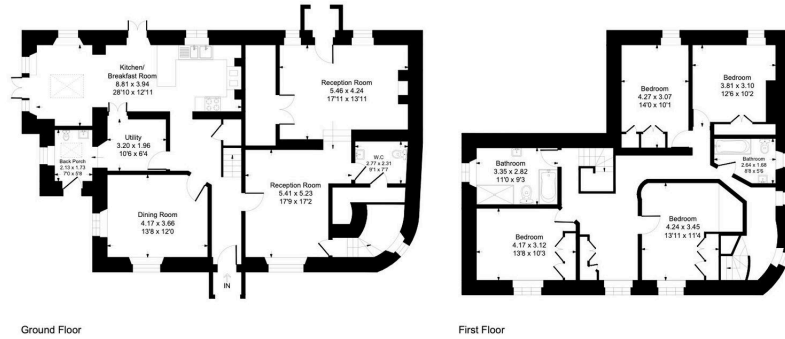


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Onward Chain
- Four Bedroom Farmhouse
- Driveway Parking
- Recently Decorated Throughout
- Three Reception Rooms
- Open Plan Kitchen/Diner
- Private Garden
- Character Features Throughout
- Countryside Views

