



Luscombe Maye  
Since 1873



# Meadow Cottage, Great Cotton Farm, Dartmouth

Guide Price £550,000

3 2 1





**DESCRIPTION** Luscombe Maye is delighted to bring to market this character three bedroom detached cottage situated near Dartmouth at Great Cotton Farm. The property briefly comprises, three spacious bedrooms, open plan living, private driveway and large cottage garden. Entering the property, the dining area is complemented by Velux windows allowing for natural light to fill the room. The open plan kitchen and living room wraps around the stairway, perfect for family living. The kitchen is fitted with matching floor to wall units with gas oven, double sink drainer unit and integrated appliances. The living room enjoys exposed beams and a large stone fireplace and a central wood burner. The downstairs master bedroom benefits from the three-piece ensuite bathroom and outlook onto the garden. Ascending the stairs, the further two double bedrooms enjoy countryside views and are serviced by the family bathroom. Outside, the property benefits from a private driveway and spacious garden mainly laid to lawn that is bordered by mature shrubs and trees.

**SERVICES** Mains Electricity & Gas connected. Private Water Supply.

**CONSTRUCTION** The property is understood to be of standard construction.

**PARKING** Driveway Parking

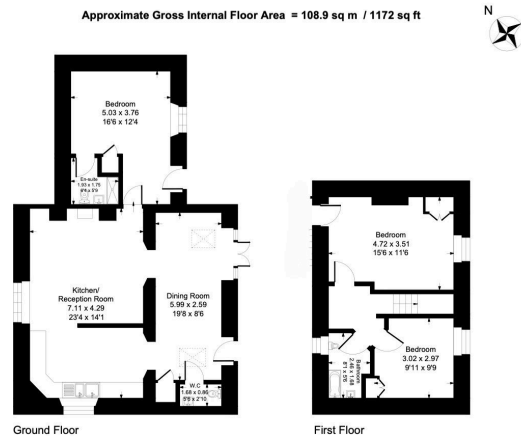
**AGENTS NOTE** Public footpath through Great Cotton Farm yard.

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 E



# Meadow's Cottage, Great Cotton Farm, Dartmouth, TQ6 0LB



- Detached Cottage
- Open Plan Living Accommodation
- Driveway Parking
- Walking Distance into Dartmouth
- Three Double Bedrooms
- Impressive Landscaped Garden
- Recently Decorated Throughout
- Countryside Views

