



Luscombe Maye
Since 1873

Pigeon Loft, Great Cotton Farm, Dartmouth

Guide Price £425,000

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DESCRIPTION Luscombe Maye are delighted to bring to market this characterful three-bedroom semi-detached home, situated in the heart of Great Cotton Farm. Set across two levels, the ground floor features two well-proportioned double bedrooms, both recently decorated and ideal for restful retreats. A family bathroom is also located on this level, complete with a hand basin, WC, and a bath with shower over. Upstairs, an impressive open-plan living area full of character and charm with exposed beams, a welcoming gas fire, and French doors opening onto a west-facing garden, this space is perfect for both relaxing and entertaining. The recently renovated kitchen area offers ample worktop space, an integrated oven, fridge and freezer with room for further appliances. The third bedroom, situated off the living area is generous in size and benefits for a storage platform above. Externally, the property enjoys a charming front courtyard and a beautifully landscaped, wraparound private garden - perfectly positioned to soak up the afternoon sun. The home also benefits from the convenience of allocated parking.

SERVICES Mains Electricity & Gas connected. Private Water Supply.

CONSTRUCTION The property is understood to be of standard construction.

PARKING Allocated Parking

AGENTS NOTE Public footpath through Great Cotton Farm yard.

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



Pigeon Loft, Great Cotton Farm, Dartmouth, TQ6 0LB

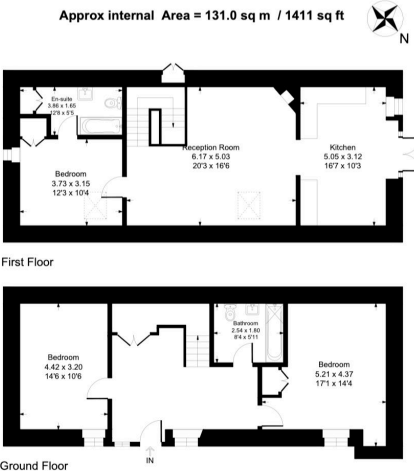
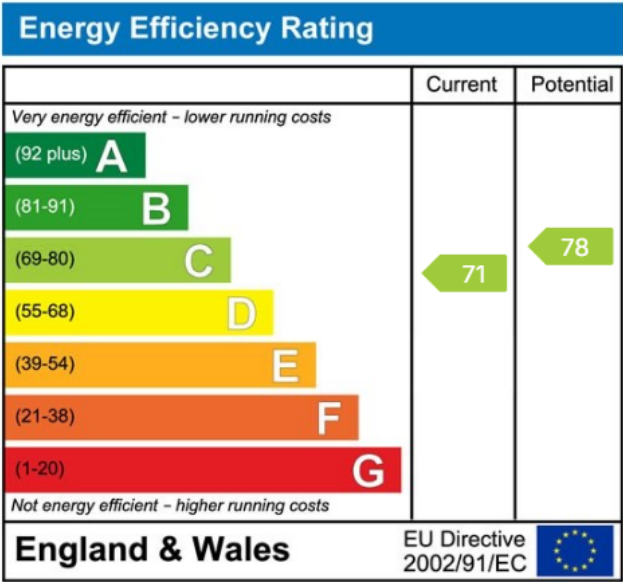


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three Bedroom Barn Conversion
- Private Garden & Patio
- Allocated Parking
- Walking Distance into Dartmouth
- Recently Decorated Throughout
- Character Features Throughout
- Reverse Level Living



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.