

Grooms Cottage, Parsonage Lane, Ugborough, Devon, PL21 0PA

Luscombe Maye 
Estate Agents







A beautiful detached cottage set in stunning gardens with amazing rural views over fields. A paddock measuring just over 1 acre with a stable and tack room is alongside this gem of a cottage.

- Detached Cottage
- Three Bedrooms
- Cosy Lounge with Woodburner
- Newly Constructed Extension
- Beautiful Gardens
- Paddock & Stable
- Off Road Parking
- Desirable Rural Location
- Fabulous Views
- No Onward Chain

Grooms Cottage Ugborough, South Devon, PL21 0PA

Groom's Cottage sits in a beautiful location on the edge of the highly desirable village of Ugborough in the South Hams. The gardens have been meticulously developed and include a turfed area, vegetable area, wild flower beds, rose garden, beautiful mature herbaceous perennials and an orchard, with apples, plums and quinces. There are several seating/eating areas as well as a large shed/workshop, a greenhouse and a further small shed. The stream is a particular feature and a bridge leads into the paddock, which also has access in the top corner from the road. A stable and tack room are also situated in the paddock. The cottage has 2 large pretty double bedrooms upstairs, both of which have dual aspect windows allowing the light to flood in and both have fitted wardrobes. The traditional bathroom has a worktop sink, toilet and a waterfall shower over the bath. There are beautiful views from the rear of the property over the rolling fields. Downstairs the kitchen has a range of units, several with pull out larder drawers, space for a range cooker, fridge freezer and a dishwasher. There is also a window seat in this area. A large understairs cupboard provides a useful storage area. The traditional tiled flooring runs throughout the kitchen area and through into the cosy lounge. The fireplace is a particular feature in the lounge, with a woodburner to keep you warm and a pretty window seat to sit and read a book. Leading from the kitchen area the newly built extension provides ample space for a dining area. There is a large velux window above which makes the area light and bright and double doors out into the garden. A door leads to Bedroom 3/office, which also has a large velux window and a further window to the side of the cottage. There is also an ensuite shower room, with low profile walk in shower, waterfall shower head as well as a normal shower head, toilet and wash basin. It is fully tiled with a large velux window and LED lit mirror. The boot room also leads off the dining area, with a work surface and space underneath for lots of boots and shoes as well as hooks for coats. Door leading outside. The wrap around garden is a tranquil place to spend time day or night as there are lights dotted around the area. A stone outbuilding houses the washing machine, tumble dryer, boiler and private water system. This beautiful cottage is a real gem.

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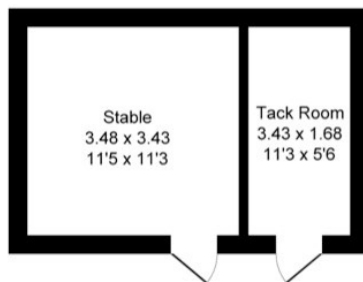
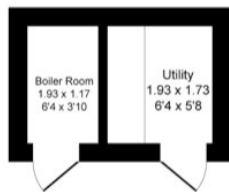
Approximate Gross Internal Floor Area = 99.6 sq m / 1073 sq ft

Outbuilding Area = 24.0 sq m / 259 sq ft

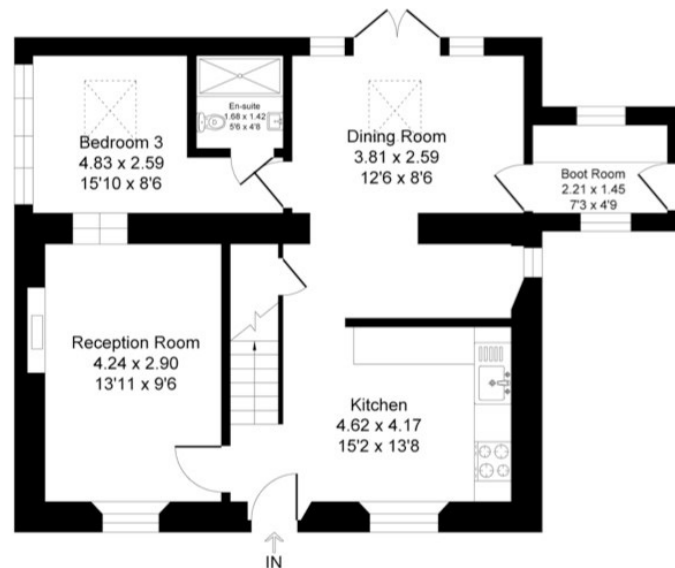
Total Area = 123.7 sq m / 1332 sq ft



First Floor



Outbuilding



Ground Floor

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



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band D

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 01548 830831

DIRECTIONS

From the A379 Plymouth to Kingsbridge Road, take the A3121 Ermington/Ugborough Road. Drive past the first signposted lane leading to Ugborough village, but take the next left and Grooms Cottage can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.