



## SITUATION

Ugborough is a charming old South Hams village set in beautiful countryside, mentioned in the Domesday Book, with a long history dating back to Saxon times. Today, there is a primary school, 2 restaurant/pubs and the 12th century church flanks one end of the large village square, where the annual fair is still held. For more comprehensive shopping, there is Ivybridge to the west, Modbury to the south, and Plymouth is within easy commuting distance via the A379 or A38. The Salcombe and Yealm estuaries are close by providing water sports facilities and Dartmoor National Park is to the north. The beautiful Erme estuary has long sandy beaches as well as fine cliff top and coastal walks, many of which are owned by the National Trust.

## DESCRIPTION

Located in the heart of the countryside village of Ugborough, Donkey Cottage offers the exciting opportunity to purchase a two-bedroom character cottage with views towards the church and features throughout. The property is in need of renovation and modernisation but offers the perfect opportunity for a first-time buyer or as a potential bolt hole in the South Hams.

Upon entering the cottage, you step into the living room with large open fire place with stone surround, window to the front aspect with window seat and understairs storage. To the rear of the property is the kitchen with ample space for a breakfast table and a range of mounted wall and floor storage. There is also the utility area with space and plumbing for the washing machine and family bathroom.

On the first floor is the master bedroom, a double room with built in wardrobes, sink and window to the front aspect, there is also a further single bedroom with window seat and views over towards the church.

## SERVICES

Mains electricity, water and drainage. Electric night storage heating.

## COUNCIL TAX

The property is in council tax band B.

## LOCAL AUTHORITY

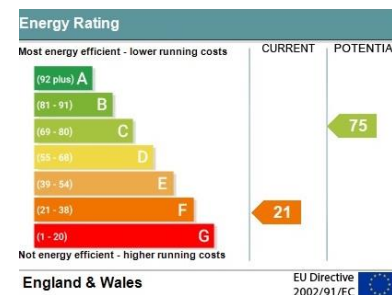
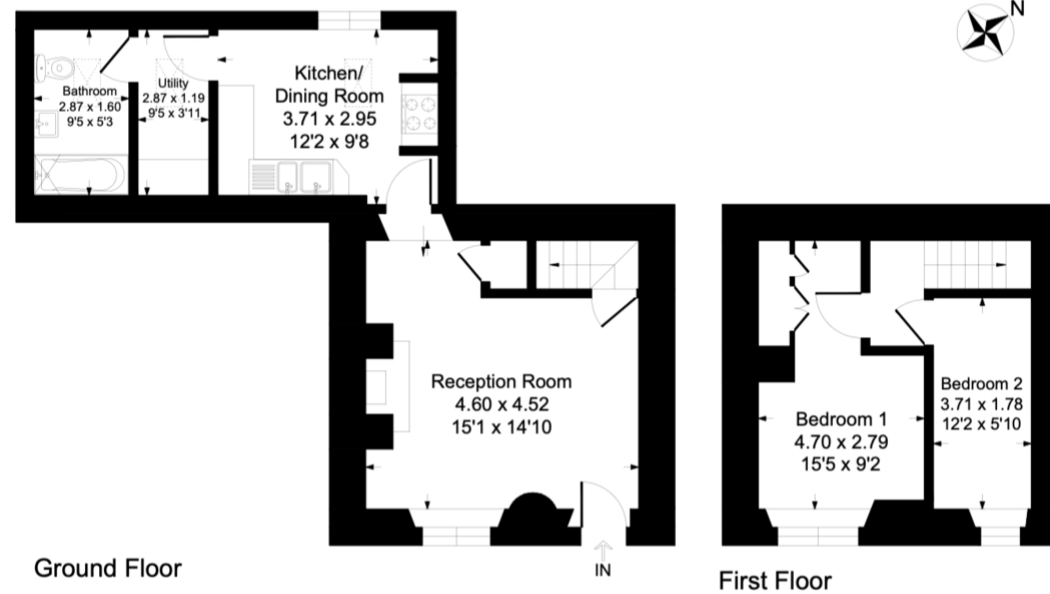
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye, Modbury 01548 830831 [modbury@luscombemaye.com](mailto:modbury@luscombemaye.com)

## Donkey Cottage, Donkey Lane, Ugborough, PL21 0NE

Approximate Gross Internal Floor Area = 62.3 sq m / 671 sq ft  
Total Area = 62.3 sq m / 671 sq ft



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