







1 Erme Bridge Cottages

Ermington, PL21 9NN

ACCOMODATION

The property is entered from what was originally the rear of the cottage, but is now used as the main entrance given its proximity to the garage and parking area. One enters via a small vestibule area with a cloakroom to one side and a further door leading to a generous utility room with plenty of space for laundry, coats, boots and other recreational clothing/equipment. The kitchen/dining room just off here is a lovely room with a slate tiled floor, understairs storage cupboard and a comprehensive range of wooden fronted fitted units with granite work surfaces over incorporating an integrated dishwasher, Rangemaster oven and space for a fridge. There is a window overlooking the lovely garden and towards the woodland beyond with the back door adjacent. The dining area with a large window overlooking the pretty garden has oak flooring and a lovely feature fireplace with a double sided wood burning stove and a staircase at the rear of the room. Next door is a large sitting room running the full depth of the property, with a feature fireplace with the back to back wood burner and French doors leading out to the terrace and garden. Upstairs are four bedrooms, three of which have a delightfully sunny aspect with lovely views over the garden towards the woodland beyond. The master bedroom has a well-appointed and modern en-suite with a walk-in shower and the family bathroom has a bath with shower over.

OUTSIDE

The garden is a particularly lovely element of this charming cottage. It is totally enclosed and safe for children and pets. From the paved terrace next to the house the lawn stretches in a south easterly direction with planted beds either side and a paved path, down to a further paved area. This area is also planted with shrubs and trees and offers a lovely view back towards the cottage. A good sized timber shed provides ample storage for garden equipment. A small pedestrian gate (access shared with neighbours) at the bottom of the garden gives access to the road. At the rear (or what is now used as the front) of the property is a garage with a large double parking area adjacent and further parking directly

A delightful and and much improved character four bedroom cottage situated on the edge of a sought after village with attractive enclosed gardens, garage and parking.

- **Extended Character Cottage**
- **Beautifully Presented**
- **Four Bedrooms (Master En-Suite)**
- **Open plan kitchen/dining room**
- **Woodburner**
- **Delightful South Facing Garden**
- **Lovely Rural Views**
- **Garage and Parking**
- **Sought After Village Location**
- **Short Drive to Sandy Beaches**



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Approximate Gross Internal Floor Area = 139.3 sq m / 1500 sq ft
 Garage Area = 22.2 sq m / 239 sq ft
 Total Area = 161.5 sq m / 1739 sq ft

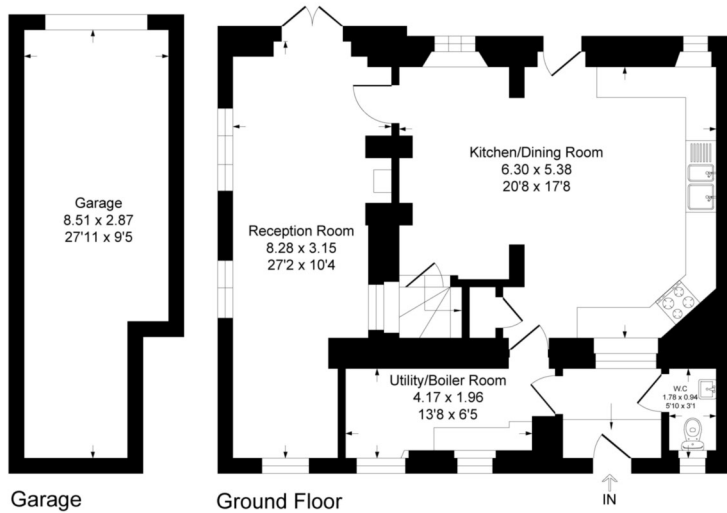
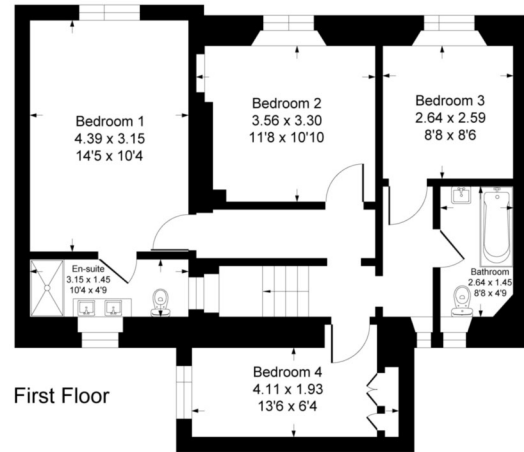


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

All mains services are connected. Mains gas fired central heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

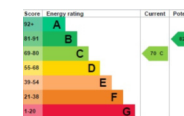
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 830831

DIRECTIONS

From Modbury, take the A379 towards Yealmpton. After two miles turn right signposted Ermington, and at the T junction turn right again, signposted Ermington. Continue along here for half a mile and take the SECOND lane into Ermington on the left. The property will be found a few yards up on the left hand side, before the primary school.



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