





Semi Detached Cottage | Equestrian
Facilities | Rural yet Accessible Location
| Potential to Extend (STP) | Excellent
Local Hacking | 3 Stables | Tack/Feed
Room | Fenced Paddocks |
Approximately 3 Acres |

Toad Hall

Hazlewood, Nr Loddiswell, TQ7 4DZ

Toad Hall is a charming three-bedroom semi-detached family home located in a scenic valley, set within approximately 3 acres together with equestrian facilities. The property offers potential for extension (subject to planning permission)

The entrance leads from the lane to a shared driveway and a private parking area, with a lovely garden. The house includes a cosy living room with a wood-burning stove, a spacious kitchen/dining room with integrated appliances and a utility room with a cloakroom. Upstairs are three bedrooms with countryside views and a newly fitted family bathroom. Outside, the front garden has a pond, seating area and space for alfresco dining. There is additional parking for vehicles and a timber stable block with three loose boxes and a tack room, all with power and lighting. The land is securely fenced and offers potential for a 20m x 40m ménage (subject to planning)

3 Church Street, Modbury, Ivybridge, PL21 0QW

T: 01548 845095

E: equestrian@luscombemaye.com

www.luscombemaye.com



SERVICES: Mains electricity and water. Private sewage treatment plant. Oil fired rayburn for heating and hot water. Electric Immersion.

COUNCIL TAX & LOCAL AUTHORITY: South Hams District Council, Follaton House, Plymouth Road, Salcombe TQ9 5NE. Tel: 01803 861234. Band D.

TENURE: Freehold

PARKING: Driveway

MOBILE SIGNAL: Please check the Ofcom website.

BROADBAND: ADSL.

CONSTRUCTION: Believed to be of standard construction.

AGENTS NOTE:

The approach to the cottage is over a driveway owned by the neighbouring property, over which Toad Hall has an unlimited right of way. The property is then completely privately owned from the entrance gate into the parking area. There is the possibility to create a private access into the property, if desired and subject to any necessary planning permissions being obtained.

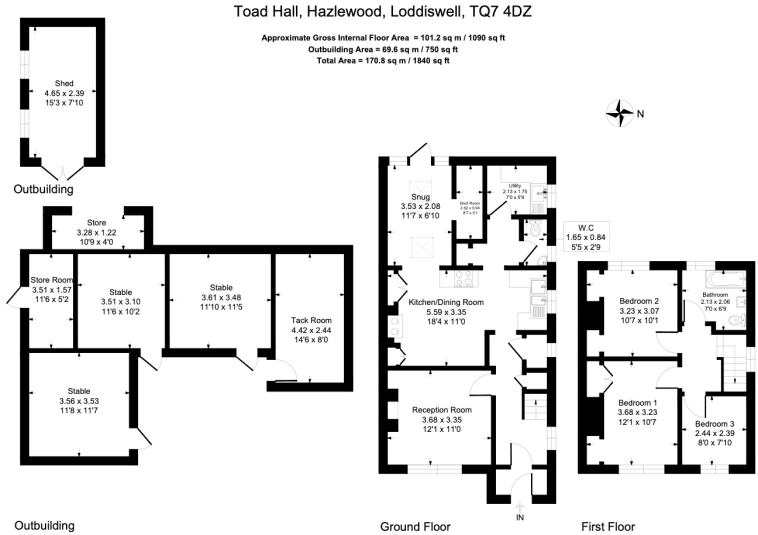


Illustration for identification purposes only, measurements are approximate, not to scale.

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient – higher running costs		