



2 Tumbling Fields



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Main Street, Blackawton, Devon, TQ9 7BG

Dartmouth 5 miles Kingsbridge 8 miles Totnes 11 miles

A charming semi-detached former farmhouse situated in the heart of a popular village with parking, garage and terraced gardens.

- No Onward Chain
- 4/5 Bedrooms
- Parking & Garage
- Terraced Garden
- Sought-After Village
- Solar Panels
- Freehold
- EPC C / Council Tax E

Offers In Excess Of £395,000

SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church, public house and community shop. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 15 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

2 Tumbling Fields is a charming and spacious home situated in the heart of the popular village of Blackawton. The property has been sympathetically modernised whilst retaining plenty of charming character features including exposed stone walls, wooden beams and a stone fireplace with inset multi fuel stove. There are 4/5 bedrooms depending on use and a wonderful family bathroom. Outside there is off road parking in front of a detached, large garage and a terraced garden which offers various seating areas to enjoy the beautiful views over the surrounding countryside.



ACCOMMODATION

The front door opens to a welcoming entrance hall with exposed stone flooring and plenty of space for shoes and coats, as well as access to a cloakroom with WC and wash hand basin. A short set of steps lead down to the charming sitting room with exposed wooden beams and stone fireplace with slate hearth and inset multi fuel stove. Next to the sitting room is the kitchen/dining room which has a range of floor and wall mounted oak units above and below tiled surrounds and flooring. The kitchen features an integrated electric oven and hob whilst there is space for a fridge/freezer, washing machine and dining table. Newly laid laminate flooring leads to a stable door and a rear porch providing a practical entrance to the property from the garden and driveway.

Stairs rise to the first floor landing passing characterful exposed stone walling. On the first floor there are three bedrooms, two of which will easily accommodate at least a double bed whilst the third is of a good size and has built in storage. Also on the first floor is the beautiful family bathroom which has attractive wooden panelling and exposed floorboards as well as a bath, separate shower, WC and heated towel rail. On the second floor are two further bedrooms, one of which is a good sized double and benefits from wonderful, far-reaching views over the surrounding countryside whilst the remaining bedroom could also be utilised as a dressing room or study.

OUTSIDE

To the side of the property is space to park a car in front of a good sized garage with electric roller door. A short set of stone steps lead down to the front door passing well stocked and colourful flower beds. A gravel path leads around to a paved terrace next to the rear porch. Steps rise to the delightful terraced garden which has gravel paths bordered by beds stocked with a variety of shrubs and flowers providing a wealth of colour. At the top of the garden is a wonderful spot to sit and admire the far-reaching views over the rooftops to the surrounding countryside.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Solar panels. Superfast broadband available at this location and mobile networks provided by EE, O2 and Vodafone only at this location (information provided by Ofcom)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

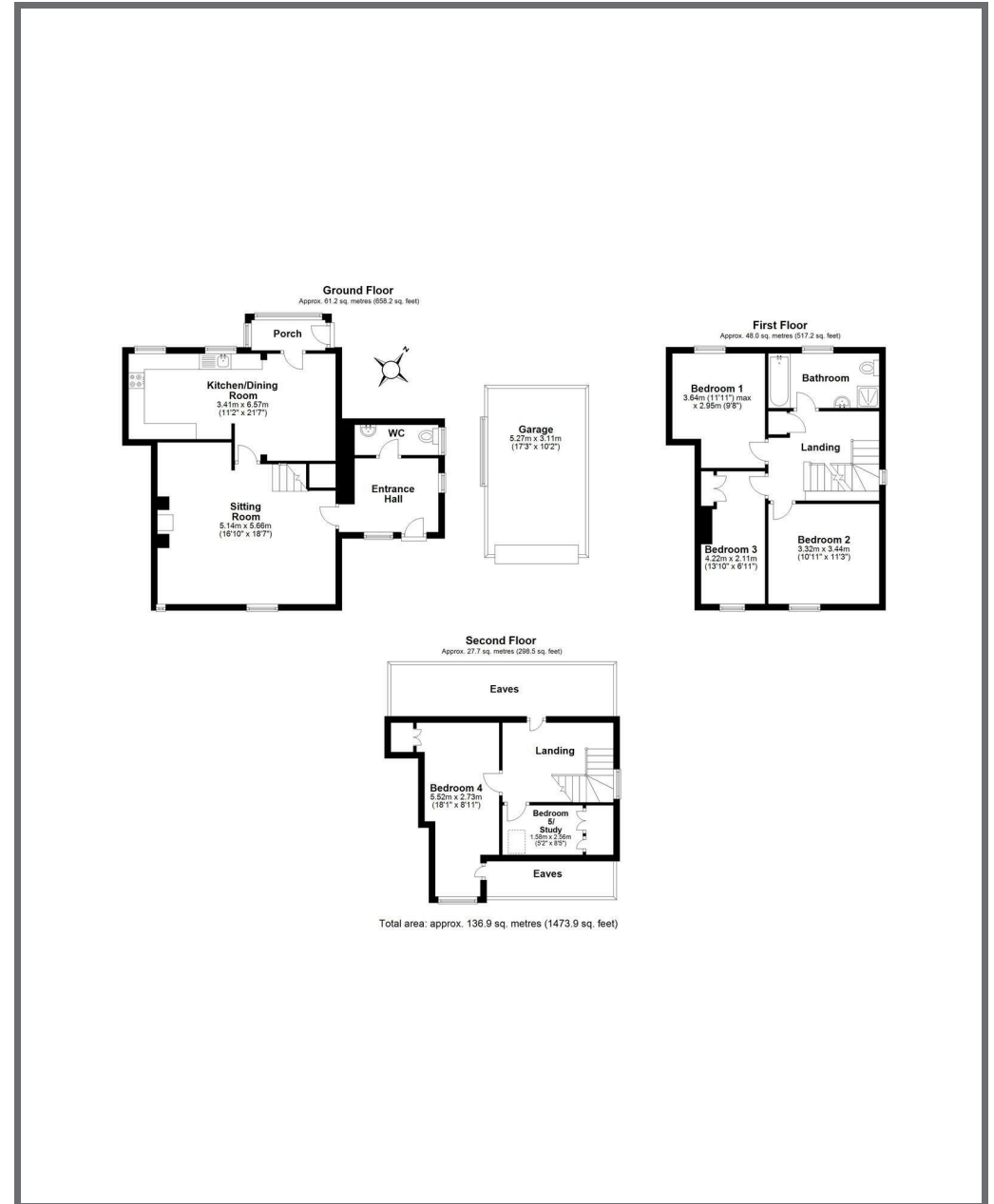
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

Driving towards Dartmouth take the right turning off the A3122 towards Blackawton. Follow the lane all the way to the village, at the bottom of the hill, you will find the property on the right hand side near the junction of Chapel Street and Main Street.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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