



Stable Cottage



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Eastdown, Blackawton, Devon, TQ9 7AP

Dartmouth 5 miles Kingsbridge 8 miles Totnes 9 miles

A charming, detached cottage situated in a pretty, rural hamlet yet moments from the stunning south Devon coastline.

- Detached Cottage
- 3 Bedrooms
- Enclosed Patio
- Freehold
- Pretty, Rural Location
- Parking
- Character Features
- EPC E / Council Tax N/A

Guide Price £495,000

## SITUATION

Eastdown is a pretty, rural hamlet situated between the villages of Strete and Blackawton. The coastal village of Strete lies within the South Devon Area of Outstanding Natural Beauty. This picturesque parish is the gateway to a wonderfully scenic stretch of coastal footpath which takes you to Stoke Fleming, via the stunning award-winning beach at Blackpool Sands or in the other direction the beautiful three mile stretch of Slapton Sands and Slapton Ley. Strete itself benefits from a post office/general store, a public house and a parish church. 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 16 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.



## DESCRIPTION

Stable Cottage is a charming, detached stone cottage situated in the pretty hamlet of Eastdown. The property is a quintessential English cottage oozing with character features including exposed timber beams, stone walling and feature fireplace with wood burning stove. On the ground floor is a spacious sitting/dining room which offers plenty of space for large family gatherings and a well-equipped kitchen with stable door leading to the patio. On the first floor there is a family bathroom and three bedrooms, two of which will comfortably accommodate a double bed. Outside there is off road parking and a low maintenance garden and enclosed patio.

## ACCOMMODATION

A charming stable door leads to the entrance hall which has durable coir matting and space for shoes and coats making this practical entrance when returning from a muddy walk. A door leads to the ground floor cloak room with WC and wash hand basin. The entrance hall opens to the spacious yet cosy sitting/dining room with exposed beams and feature stone fireplace with inset wood burning stove. The room offers plenty of space for sitting and dining furniture and there is also a useful built in cupboard. Characterful, double wooden doors lead to the kitchen/breakfast room which has a range of floor and wall mounted units above and below tiled surrounds and a quarry tiled floor. The kitchen is well equipped and features an integrated electric oven and hob whilst there is space for a fridge/freezer, dishwasher and washing machine. A stable door leads from the kitchen/breakfast room and opens to the enclosed patio.

Stairs rise to the first-floor landing with Velux window above bathing the space in natural light. Bedroom one is to the front of the property and features a range of built in wardrobes as well as triple aspect windows and delightful window seat. Bedroom two is of a good size and will also accommodate a double bed as well as having a built-in cupboard. Bedroom three features a wonderful, built in cabin bed with storage beneath and Velux window above. The bedrooms are served by a partially tiled bathroom with laminate flooring and suite comprising bath with shower over, WC and wash hand basin.

## OUTSIDE

To the front of the property is a block paved driveway offering plenty of space to park a good-sized vehicle. Next to the driveway is a useful log store and built in storage. A timber gate leads to the enclosed patio which is perfect for alfresco dining and is bordered by natural stone walls and borders stocked with a variety of mature shrubs offering a wealth of colour and privacy.

## TENURE

Freehold.

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Standard broadband available at this location and mobile network provided by O2 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

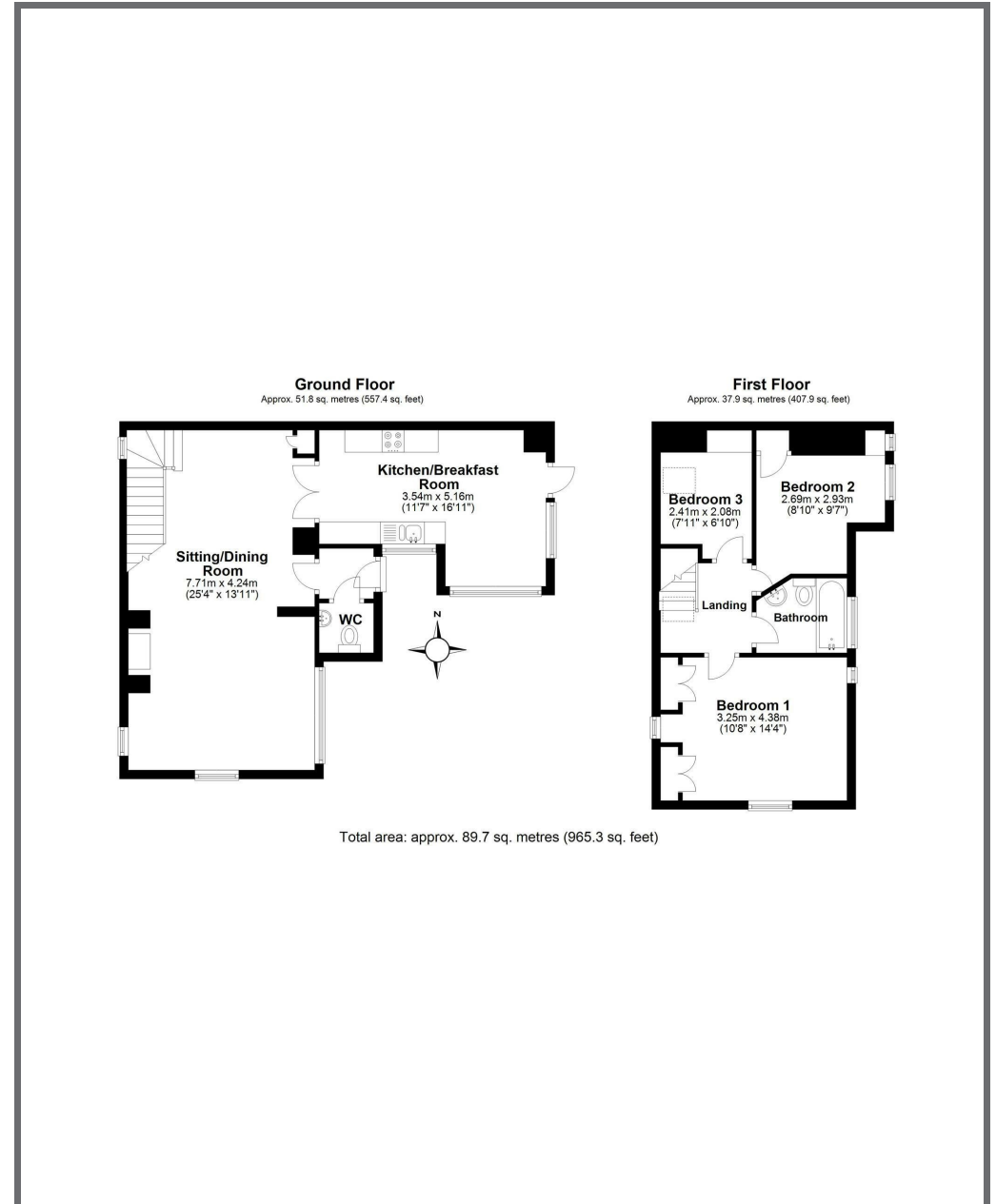
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Dartmouth follow the A3122 towards Kingsbridge. After passing the Sportsman's Arms public house and Garden Time garden centre turn left signposted to Blackawton. Continue along this road and turn right at Eastdown Cross where you will find the property on the right-hand side.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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