



1 Little Meadow Cottages





# 1 Little Meadow

Capton, Dartmouth, Devon, TQ6 0JE

Dartmouth 5 miles Totnes 7 miles Exeter 40 miles

A beautifully presented, semi-detached cottage set in wonderful gardens with parking.

- Peaceful rural hamlet
- 3 Bedrooms (1 ensuite)
- Wonderful gardens
- Freehold
- Beautifully presented accommodation
- Parking
- Devon covenant applies
- EPC E / Council Tax D

## Guide Price £375,000

### SITUATION

Capton is a pretty, rural hamlet situated in the rolling South Hams countryside between the towns of Dartmouth and Totnes. Nearby is the highly sought-after village of Dittisham. Nestled on the western banks of the River Dart, among rolling green hills and wooded valleys, it is one of the South Hams most attractive and unspoilt villages. This highly desirable village has a thriving community with a church, post office/general store, two pubs, a waterside café and a popular sailing club. At the heart of the village is 'The Ham' a wonderful, waterside recreational park. Situated on the opposite side of the River Dart and linked by the Greenway Ferry is the National Trust owned estate of Greenway, once home of the crime writer Agatha Christie.

The historic naval port of Dartmouth, located a few miles away, should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops. 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 13 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

### DESCRIPTION

1 Little Meadow Cottages is a beautifully presented home situated in idyllic gardens in the heart of the rural hamlet of Capton. The property offers light and spacious accommodation throughout including; a well equipped kitchen, sitting room with cosy wood burning stove, dining room, conservatory and cloakroom to the ground floor. On the first floor are three bedrooms, one with ensuite facilities and a separate bathroom. Outside, the garden is thoughtfully arranged with areas of lawn bordered and interspersed by a variety of mature shrubs and plants offering a wealth of colour. There are various seating areas spread around the garden to enjoy the sunshine throughout the day. The property has off-road parking for up to two vehicles.





### ACCOMMODATION

The front door leads to a spacious and welcoming entrance hallway which has a useful storage cupboard for shoes and coats. A wood effect ceramic tiled flooring leads through to a cloakroom with WC, wash hand basin and space for a tumble dryer. Next to the hallway is the dining room with decorative feature fireplace and window overlooking the rear garden. Separating the dining and sitting room is a useful study area with room for a desk. The sitting room is a of a good size and features a wood burning stove, ideal in the cooler months, whilst double doors lead to the conservatory and in turn the garden which is ideal in the summer. Accessed from the hallway is the spacious kitchen/breakfast room which has a range of floor mounted shaker style units above and below tiled flooring and wooden worktops and surrounds. The kitchen features a butler sink and has an integrated electric oven and hob and space for a fridge/freezer. A separate cupboard houses the oil fired boiler and has space and plumbing for a washing machine. The kitchen benefits from dual aspect windows offering views of the gardens as well as a door leading to the rear of the property.

Stairs rise to the first floor landing and the three bedrooms on offer. Bedroom one is a spacious room overlooking the rear garden and will easily accommodate at least a double bed and a range of storage furniture. Bedroom two also overlooks the rear of the property and has use of an ensuite shower room with WC, wash hand basin and heated towel rail. Bedroom three is a single bedroom and enjoys views over the front of the property and across the surrounding countryside. Completing the accommodation on the first floor is the family bathroom which features a bath with shower over, WC and wash hand basin.

### OUTSIDE

The property is approached via a private lane which provides off-road parking for up to two vehicles. A gate opens to the front garden which has an area of level lawn bordered by mature shrubs. A stepping stone path leads around to the side of the property and a greenhouse. The rear garden is full of colour set against natural stone walling. The landscaped gardens feature a range of mature shrubs and trees as well as areas to sit and enjoy alfresco dining amongst an idyllic setting.

### TENURE

Freehold.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### LOCAL AUTHORITY

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

### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

### DIRECTIONS

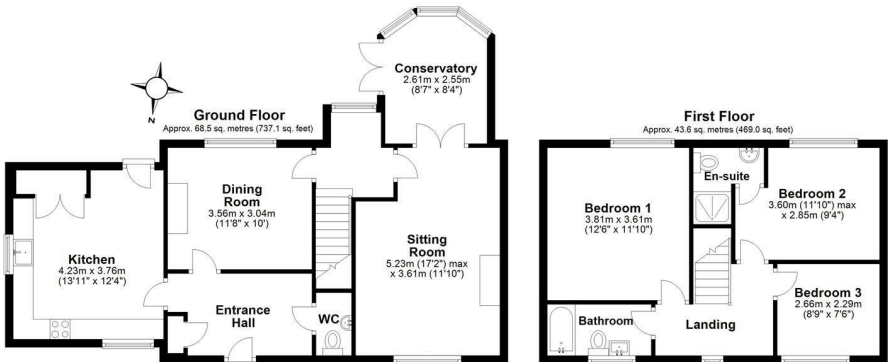
Proceed out of Dartmouth towards Totnes. After approximately 4 miles, turn right at the Sportsmans Arms, Hemborough Post signposted to Dittisham. After approximately 0.75 miles, turn left signposted to Capton. Follow the lane in to the Capton where the property will be found on the left hand side.

### AGENTS NOTE

This property is subject to a Devon covenant - any purchaser must have lived or worked in Devon for the last 3 years.



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.



Total area: approx. 112.0 sq. metres (1206.1 sq. feet)



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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