



# Alex Cottage

Longcombe, Totnes TQ9 6PP

RENDELLS



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Guide Price of £750,000

Capture the essence of this picturesque detached cottage nestled within beautiful, well-tended gardens and offering unparalleled rural vistas. The property also boasts two connecting fields spanning over 4.6 acres.

- **Charming detached cottage with 4.9 acres located in highly desired rural location**
- **Beautiful gardens and two fields with unparalleled rural views**
- **Potential to expand or repurpose existing outbuildings for added living space or holiday rentals**
- **Open plan kitchen and dining room**
- **Living room overlooking gardens and rural aspects**
- **2/3 Bedrooms**
- **Family bathroom, en-suite and ground floor cloakroom**
- **Garage, gated drive and other outbuilding which could provide stables or extra garaging**
- **Detached utility/office building which could be converted to Annex subject to relevant consents**
- **Immediate vacant possession on legal completion**

## Situation

Longcombe, a tranquil rural location on the outskirts of Totnes, offers excellent access to Torbay. With its rich history dating back to 907 AD, Totnes is an enchanting town that seamlessly blends stunning countryside, unique local shopping experiences, and a vibrant community. Nestled in South Devon, alongside the scenic River Dart, Totnes beckons with its charm and laid-back atmosphere, earning international acclaim. Additionally, its mainline railway ensures convenient connections to Plymouth, Exeter, and London Paddington.

## Accommodation

Double-glazed door into an entrance vestibule with tiled flooring, a door to the boiler cupboard with a floor-mounted oil-fired boiler, and a door to the cloakroom. The cloakroom has a concealed low-level WC, a wall-hung washbasin, and a secured double-glazed window, as well as a wall-hung central heating radiator/towel radiator.

Moving through a multi-glazed door, you enter a spacious kitchen/dining room featuring a range of shaker-style cottage bases and wall units with granite work surfaces. The kitchen includes a butler sink, a two-ring Smeg electric hob, and a Aga style cooker, along with tiled splashback surrounds and lighting to work surfaces. The area also has inset ceiling lights and two double-glazed windows offering fantastic rural views, with an additional window to the side. There are central heating radiators, recesses for a fridge freezer and a microwave, and a door leading to the living room. The living room contains a beautiful feature stone fireplace with an inset wood burner, offering dual aspect views and patio doors overlooking the surrounding rural landscape, as well as a fitted central heating radiator.

Heading to the first-floor landing, you will find a hatch to the loft space and doors leading to the master bedroom, which is a double aspect room offering beautiful countryside views, central heating





radiator, inset ceiling lighting, and an en suite shower room with tiled floors and walls, a fitted vanity unit with an inset sink and mixer tap, a low-level WC with dual flush, and a large walk-in shower room. There is also an airing cupboard and a family bathroom with tiled flooring and half-tiled walls, a low-level WC, washbasin, and bath with additional shower. The bathroom also features a radiator and a view of the surrounding countryside.

Please note that Bedrooms 2 and 3 have been converted to provide a large second bedroom, but it can easily be converted back to 3 bedrooms by reinstating the partition wall. The current setup provides a large double bedroom with two-sided views over the countryside, inset ceiling lighting, a central heating radiator, and a built-in cupboard.

Outside, there is a detached building with the potential to be converted into additional living accommodation or an annex, ideal for families or as a holiday let. It currently functions as a utility room and homework space/study, with an attached single garage. Approaching Alex Cottage, you will pass through a gate and path leading to the cottage, with a double gate into the driveway that offers potential for stables and storage buildings. The gardens surrounding the cottage are established and include a vegetable and fruit garden.

**Gardens and Outside**

Lower Field - 1.567 acres accessed through gate opposite Alex Cottage  
 Higher Field - 3.118 acres located above and behind the cottage

**Services:**

The property is supplied by mains water, electricity, oil heating a septic tank.

**Local and Planning Authority:**

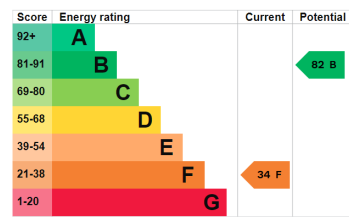
South Hams District Council, Follaton House, Plymouth Rd, Totnes TQ9 5NE

**Council Tax:**

Council Tax Band F

**Energy Performance Certificate**

Energy performance rating F (34)



**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

**What3WorWhat3Words:**

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## Longcombe, Totnes, TQ9

Approximate Area = 1177 sq ft / 109.3 sq m ( exclude carport)

Annexe = 350 sq ft / 32.5 sq m

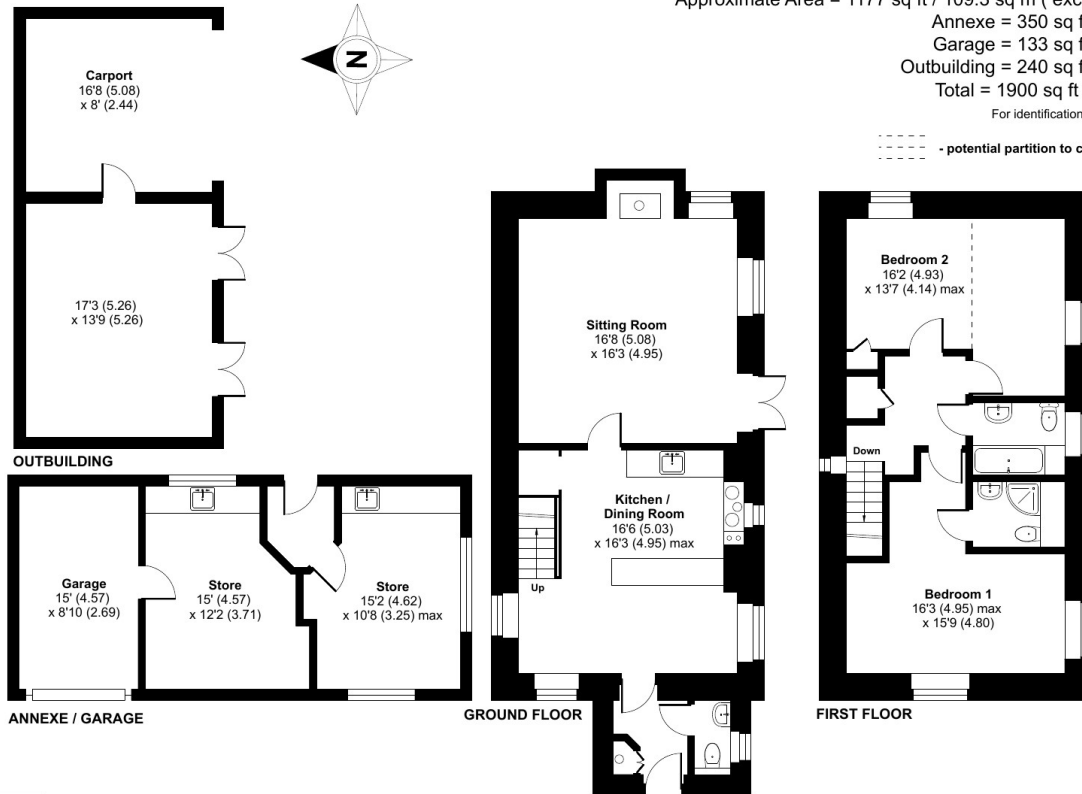
Garage = 133 sq ft / 12.3 sq m

Outbuilding = 240 sq ft / 22.2 sq m

Total = 1900 sq ft / 176.5 sq m

For identification only - Not to scale

 - potential partition to create bedroom 3



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Rendells. REF: 1163892

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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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13 Market Street, Newton Abbot, Devon, TQ12 2RL

Tel: 01626 353881

E-mail: [newtonabbot@rendells.co.uk](mailto:newtonabbot@rendells.co.uk)

[www.rendells.co.uk](http://www.rendells.co.uk)

