



A charming two bedroom character cottage offering deceptively spacious accommodation, an established garden situated in a popular village location not far from Powderham Castle.
FREEHOLD, COUNCIL TAX BAND - C, EPC - D. EPC - D.

£265,000

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DESCRIPTION

Blackberry Cottage is an appealing traditional home with plenty of individual character, combining a generous sitting/dining room with a cottage-style kitchen, two good-sized bedrooms and a first-floor bathroom.

Features including exposed timbers, fireplaces, timber flooring and cottage-style windows add to the property's charm.

Outside, the cottage enjoys established garden areas with mature planting and a secluded seating space, together with a particularly attractive outlook towards the neighbouring church tower.

The accommodation would make an appealing permanent home, second home or investment purchase, subject to any necessary consents.

SITTING/DINING ROOM

A particularly generous reception room providing ample space for both sitting and dining areas. The room has plenty of cottage character, with a feature fireplace and hearth forming an attractive focal point, exposed timber detailing and a staircase rising to the first floor.

There is a window providing natural light, tiled flooring and sufficient space for a range of freestanding furniture, making this a comfortable and versatile main living area. A doorway leads through to the kitchen.

KITCHEN

A characterful cottage style kitchen fitted with a range of work surfaces and storage, including attractive timber worktops and a traditional ceramic Belfast style sink set on brick supports.

There is space for a freestanding cooker with an extractor hood above, together with space and plumbing for a washing machine and further appliance space.

Further features include a tiled floor, inset ceiling lighting, cottage-style window, useful shelving and a character recess with exposed timber lintel. A stable door provides access to the outside.

FIRST FLOOR LANDING

The staircase rises from the sitting/dining room to a useful landing area providing access to both bedrooms and the bathroom.

BEDROOM 1

A good sized and characterful bedroom capable of accommodating a range of bedroom furniture. The room has exposed timber flooring and a cottage style window overlooking the front.

Its proportions provide flexibility for use as a main bedroom, guest room or potentially a bedroom with additional study/dressing space.

BEDROOM 2

A comfortable double bedroom with attractive exposed timber floorboards and a cottage style window providing natural light.

The room offers space for a double bed together with freestanding wardrobes and bedroom furniture.

BATHROOM

Fitted with a suite comprising a panelled bath with glazed shower screen, pedestal wash hand basin and WC. There are tiled splashbacks surrounding the bath, useful recessed shelving and natural light provided by a rooflight.





OUTSIDE

One of the particularly appealing features of Blackberry Cottage is its established garden, which provides a welcome outside space for a property of this style.

Immediately outside the property is a sheltered paved seating area, providing space for a table and chairs and surrounded by mature climbing plants and established greenery.

A short walk from the property is the main garden which is detached from the property and is predominantly lawned with a variety of mature shrubs, hedging and planting. A mature tree provides additional character and shade, whilst the garden enjoys an attractive outlook with the tower of the nearby church visible above the surrounding greenery.

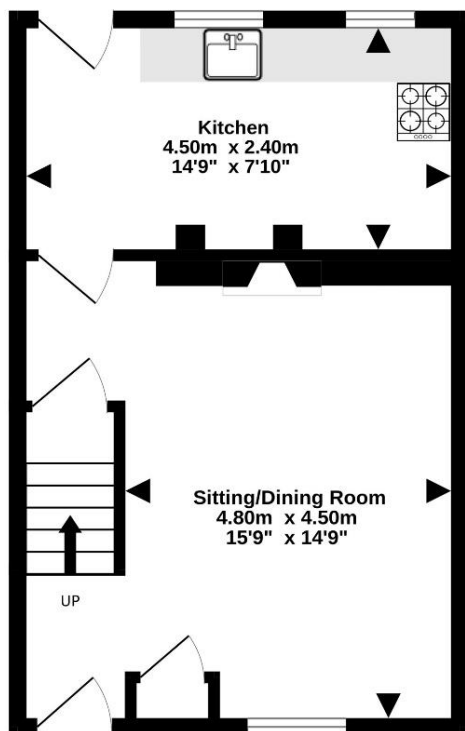
The established planting gives the garden a pleasant, secluded feel and provides considerable potential for a purchaser wishing to enhance the outside space further.

AGENTS NOTE

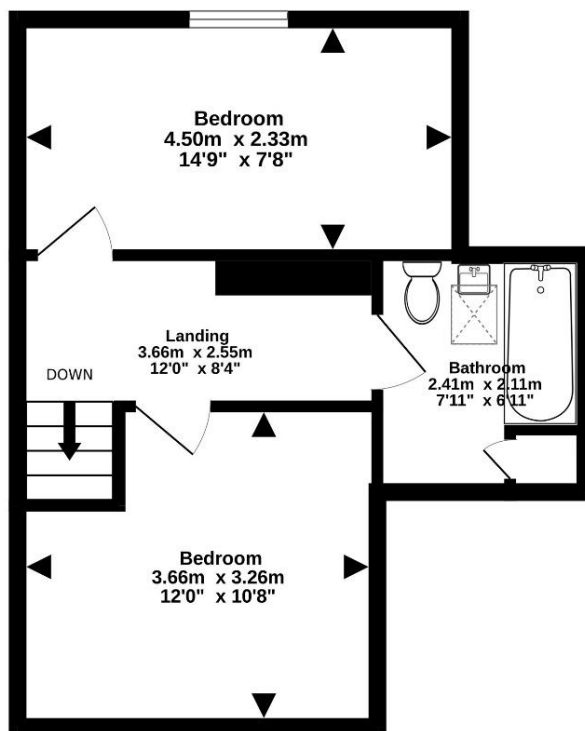
The main garden is detached from the main house. The property has a small area of flying freehold over the neighbouring property.



Ground Floor
31.4 sq.m. (338 sq.ft.) approx.



1st Floor
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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