



# Rose Cottage, Cornworthy,

Totnes, TQ9 7ES

RENDELLS

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Guide Price of £259,000

A delightful two bedroom terraced cottage with a courtyard walled garden, set in the desirable village of Cornworthy.

- Two Bedrooms
- Woodburner
- Shower Room
- Desirable village
- Cottage Gardens
- Paved area ideal for alfresco dining

Plymouth approx. 27.1 miles, Exeter approx. 34.2 miles, Dartmouth approx. 8.8 miles, Newton Abbot approx. 14 miles, Dittisham approx. 2.4 miles, Kingsbridge approx. 11.3 miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

## Situation

Cornworthy is a well-kept and attractive village, surrounded by beautiful countryside. There is a very active Village Hall and a thriving local Inn, renowned for its friendliness. Cornworthy is approached by country lanes yet lies within easy reach of Dartmouth (7 miles), perfect for sailing enthusiasts. The historic town of Totnes is about 5 miles and offers a great range of independent shops, main-line station, recreational and educational provision. Many footpaths and good walking to both Bow Creek and the River Dart with Blackness Marine a short drive away, an excellent facility for boating enthusiasts. And the delightful village of Dittisham is 2.4 miles with its own sailing club and facilities.

## Description

Rose Cottage represents a good opportunity for a first-time buyer or a bolt hole, set in the centre of Cornworthy offering two first floor bedrooms. Light and airy sitting room with inset woodburner. A delightful stone walled front courtyard. Wrought iron gate and archway trellising over. Solid internal oak doors. Having had a recently upgraded kitchen with inset spotlights and new kitchen units and integrated oven and hob. The Cottage is ready for someone to set their own stamp on by introducing their own colour scheme.

## Accommodation

A double glazed front door leads into an inner vestibule with a double glazed window. A wooden stable door with a lead beaded window opens into the reception room. Reception Room with double glazed window with views over the front courtyard allowing plenty of natural light in. Solid wooden corner shelves. Inset Chesneys woodburner with flu. Solid oak door opens into the kitchen. Kitchen with a tiled floor, inset spotlights, newly fitted kitchen with a range of matt finish undercounter units and draws. Integrated oven and four ring electric hob. Space for a washing machine, space for a free standing fridge/freezer. Breakfast bar with storage below. There are plenty of storage cupboards and draws in the kitchen. Double glazed patio doors open out onto a gravel area to the rear. Solid oak door from the kitchen opens into the shower room. Shower Room with hand wash basin, W.C. and fully tiled shower enclosure with a shower valve running off the main hot water system. Carpeted stairs rise from the main reception room to the first floor.



### First Floor

Solid wooden oak handrail. Bedroom One with excellent ceiling heights and carpeted flooring. Double glazed window with front aspect with access to the loft space. Bedroom Two with double windows with rear aspect also having a solid oak door and carpeted flooring. Useful above stairs shelving area for storage.

### Garden and Outside

The property is accessed via a painted iron gate with trailing vine creating an archway with a paved path leading to the front door. The front of the property has a paved area ideal for alfresco dining with a mature raised shrub border to the front. Offering a good degree of privacy from the hedging at the front. To the rear of the property are double glazed patio doors opening out onto a gravelled area offering further storage. There is on street parking.

### Tenure Council Tax Energy Performance Certificate

Freehold. Band B. Energy rating D.

### Services

Mains electricity, mains water and mains drainage.

### Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

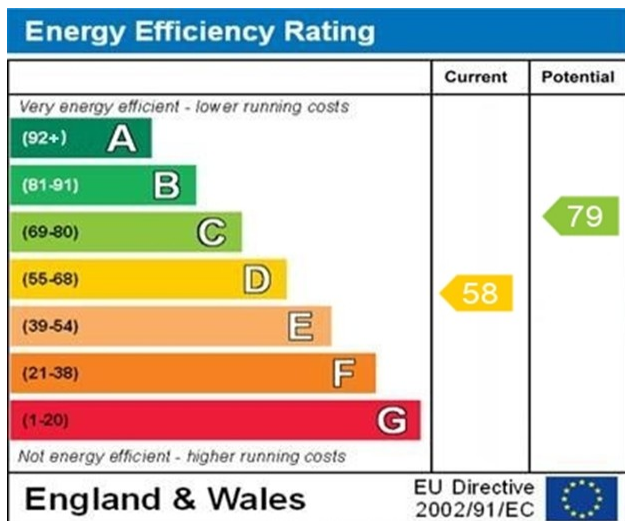
### Viewing Arrangements

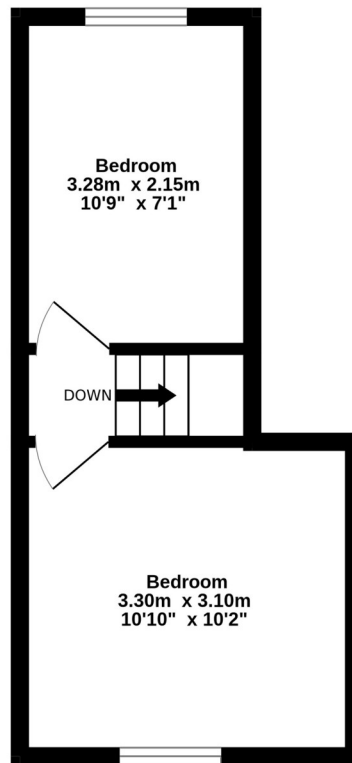
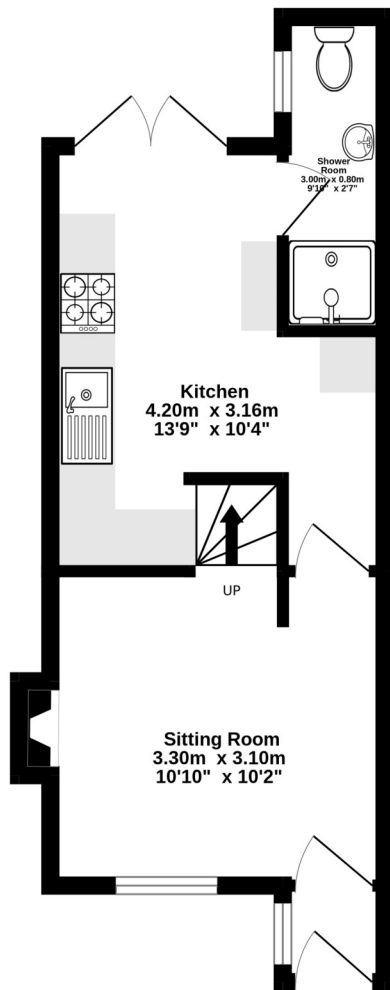
Strictly by appointment with a member of the Rendells team on 01803 863888.

### Directions

From Totnes take the A381 Kingsbridge Road. After about 1 mile take a left turn to Ashprington, Tuckenhay and Cornworthy. Follow the signs into Tuckenhay passing the Watermans Arms and the Malsters Arms. Pass through the village, following signs for Cornworthy and crossing the stone bridge. Proceed for about 1 ½ miles and at the 'T' junction turn left to Cornworthy. Continue into the village centre up the hill and the cottage can be found on your left just before the Hunters Lodge pub.

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