

1 HIGHER ISLAND
BLACKAWTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



BADGERS MOUNT, BLACKAWTON

Badgers Mount is a well-maintained detached bungalow set on a generous corner plot, with a wrap-around garden offering both privacy and some pretty views over the surrounding countryside. While the property has been carefully cared for, it would benefit from some updating, presenting a wonderful opportunity for a buyer to create a home tailored to their own taste.

Approached via a five-bar gate from Higher Island, the property is set back from the lane, with its own driveway leading to a garage and providing ample off-road parking. The bungalow sits on one level, welcoming visitors with a spacious and light entrance hall, which includes two useful storage cupboards. The kitchen has a comprehensive range of wall and base units, and it enjoys direct access to the rear garden, allowing easy movement between indoor and outdoor spaces.

The main living area is open-plan, combining a dining area and a sitting room, which is the heart of the home. The sitting room features a charming fireplace and large patio doors that open onto the front garden, creating a bright and inviting space perfect for relaxing or entertaining. There are two well-proportioned double bedrooms both with built in wardrobes, and one of which benefits from an en suite shower room, while a separate family bathroom serves the remainder of the accommodation.

The gardens surrounding the bungalow are mature and wrap around the property. To the front, the garden is hard landscaped with mature planting, providing both low maintenance and visual appeal. A greenhouse and a garden shed are conveniently positioned to the side of the property, while the rear garden is mainly laid to lawn and features a paved dining terrace, perfect for outdoor entertaining or enjoying the peaceful countryside views.

The village of Blackawton is renowned for its strong sense of community and includes a highly regarded primary school, a welcoming church, a community run shop and a traditional public house. The historic town of Dartmouth is nearby, offering a wide range of shops, restaurants, and marina facilities, as well as being home to the famous Britannia Royal Naval College. For those seeking excellent transport links, the market town of Totnes, approximately nine miles to the north, provides a mainline railway service to London in around three hours.

Badgers Mount offers a rare combination of single-level living on a corner plot with pretty mature garden, and a peaceful village setting while being within easy reach of the coast and local amenities. It represents an ideal opportunity for anyone looking to renovate and personalize a delightful country home in a welcoming community.





KEY FEATURES

- Well-maintained detached bungalow set on a generous corner plot
- Would now benefit from some updating
- Open-plan living and dining area with feature fireplace
- Kitchen with a range of wall and base units and garden access
- Two double bedrooms, one with an en suite shower room
- Separate family bathroom
- Gardens wrap around the property with paved terrace, greenhouse, and shed





PROPERTY DETAILS

Property Address

Badgers Mount, 1 Higher Island, Totnes, Devon, TQ9 7BX

Mileages

Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles. All mileages are approximate.

Services

Mains electricity water and drainage. Oil fired central heating

EPC Rating

Current: E Potential: C

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Dartmouth take the A3122 Totnes road. After approximately three and a half miles turn left at Oldstone Cross signposted Strete and Blackawton and then turn almost immediately right. Continue towards the village of Blackawton and after entering the village Higher Island is on the left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.

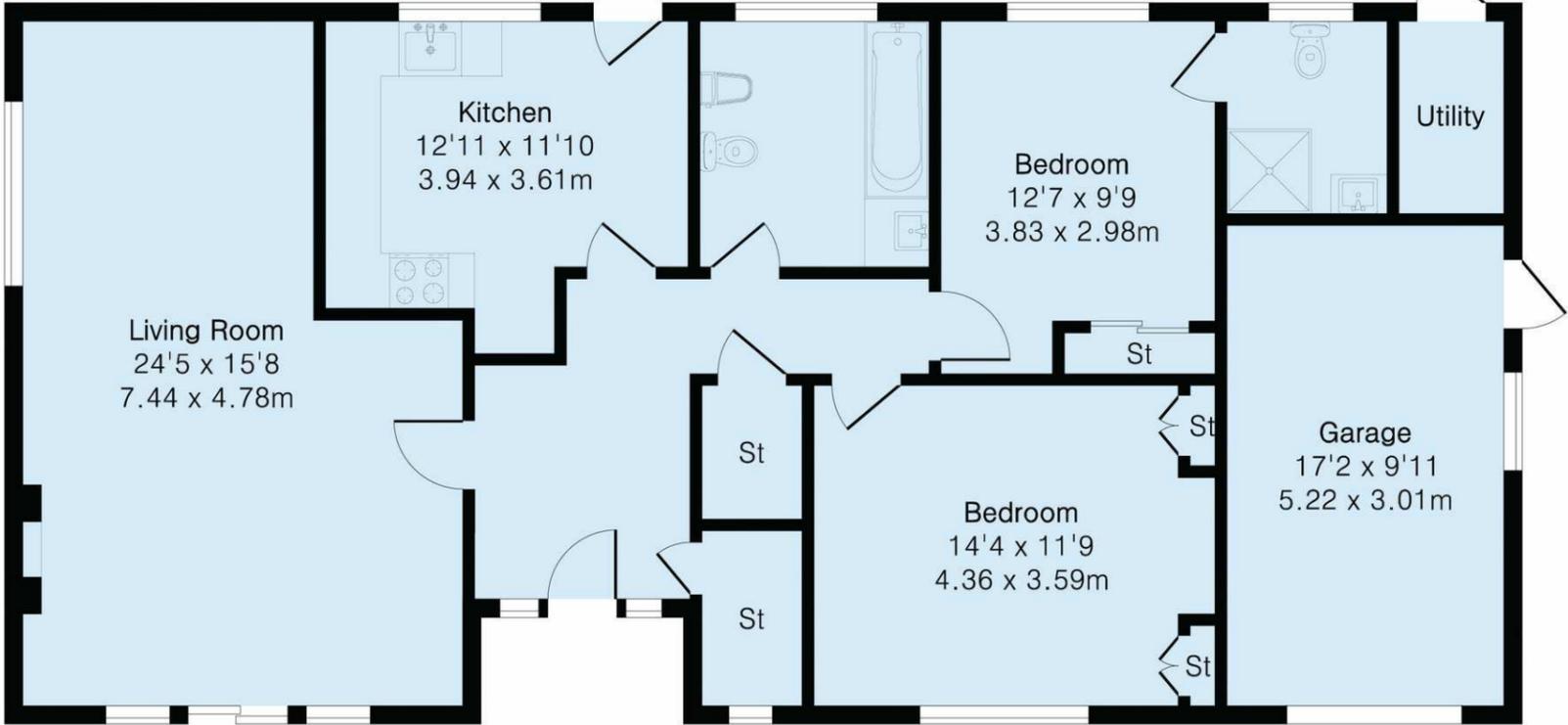


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FLOOR PLAN

**Approximate Gross Internal Area 1076 sq ft - 100 sq m
(Excluding Garage)**

Garage Area 169 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





MARCHAND PETIT

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Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590