

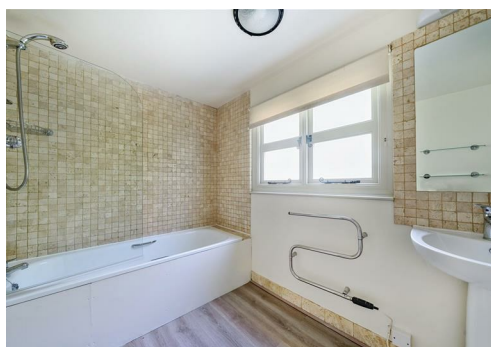


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## 3 Fernhill Cottages



## 3 Fernhill Cottages, Ponsworthy, Newton Abbot, TQ13 7PH



Ashburton: 6 miles, Bovey Tracey: 9 miles,  
Exeter: 25 miles.

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An attractive end of terrace stone cottage in a tranquil setting, situated within a charming hamlet at the heart of the Dartmoor National Park.

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- Delightful rural setting
- No onward chain
- Period cottage
- Not listed
- 2 Bedrooms
- Stone outbuildings
- Freehold
- Council tax band: C

Offers In Excess Of  
£325,000

### SITUATION

The property is located in the charming hamlet of Ponsworthy, a picturesque village set beside the Webburn River within the heart of Dartmoor National Park. This tranquil setting provides an ideal base for enjoying rural life, with easy access to moorland walks and the surrounding countryside.

Nearby villages include Poundsgate and Widecombe-in-the-Moor, the latter offering a variety of local amenities such as two well-regarded public houses, several independent shops, a convenience store with postal counter, and the historic St Pancras Church.

Despite its peaceful position, Ponsworthy is well placed for travel, being only a short drive from the A38 Devon Expressway, linking Exeter, Plymouth and the wider motorway network. South Devon's spectacular coastline and beaches can also be reached within an hour's drive.

### DESCRIPTION

Fernhill Cottage is an attractive stone-built period home forming part of a traditional terrace in this highly sought-after Dartmoor location. The property retains much of its original charm with features including exposed beams, a wood burner set within a feature fireplace and a separate garden, accessed via a track as well as traditional stone stores.

### ACCOMMODATION

The accommodation extends over two storeys and is well proportioned, with flexibility for a variety of uses.

On the ground floor, the spacious sitting room spans the depth of the cottage, enjoying a dual aspect with a feature fireplace and exposed beams. The kitchen, positioned to the rear, is fitted with a range of wall and base units with space for appliances, and enjoys space for a dining table. An entrance hall with adjoining storage completes the ground floor.

The first floor offers two generous bedrooms, including a well-sized master bedroom to the front. To the rear is a family bathroom, fitted

with a bath with shower over, wash hand basin and WC.

### OUTSIDE

Enjoying views across the village rooftops and onto the surrounding Dartmoor countryside, the garden is mainly laid to lawn. The lane used to access the garden from the house features the property's storage buildings. Traditional stone buildings provide ample storage space or could provide an opportunity for a workshop.

### SERVICES

Mains water, electricity and drainage. Electric storage heaters. Ofcom advises that there is ultrafast broadband and poor mobile coverage in the area.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### DIRECTIONS

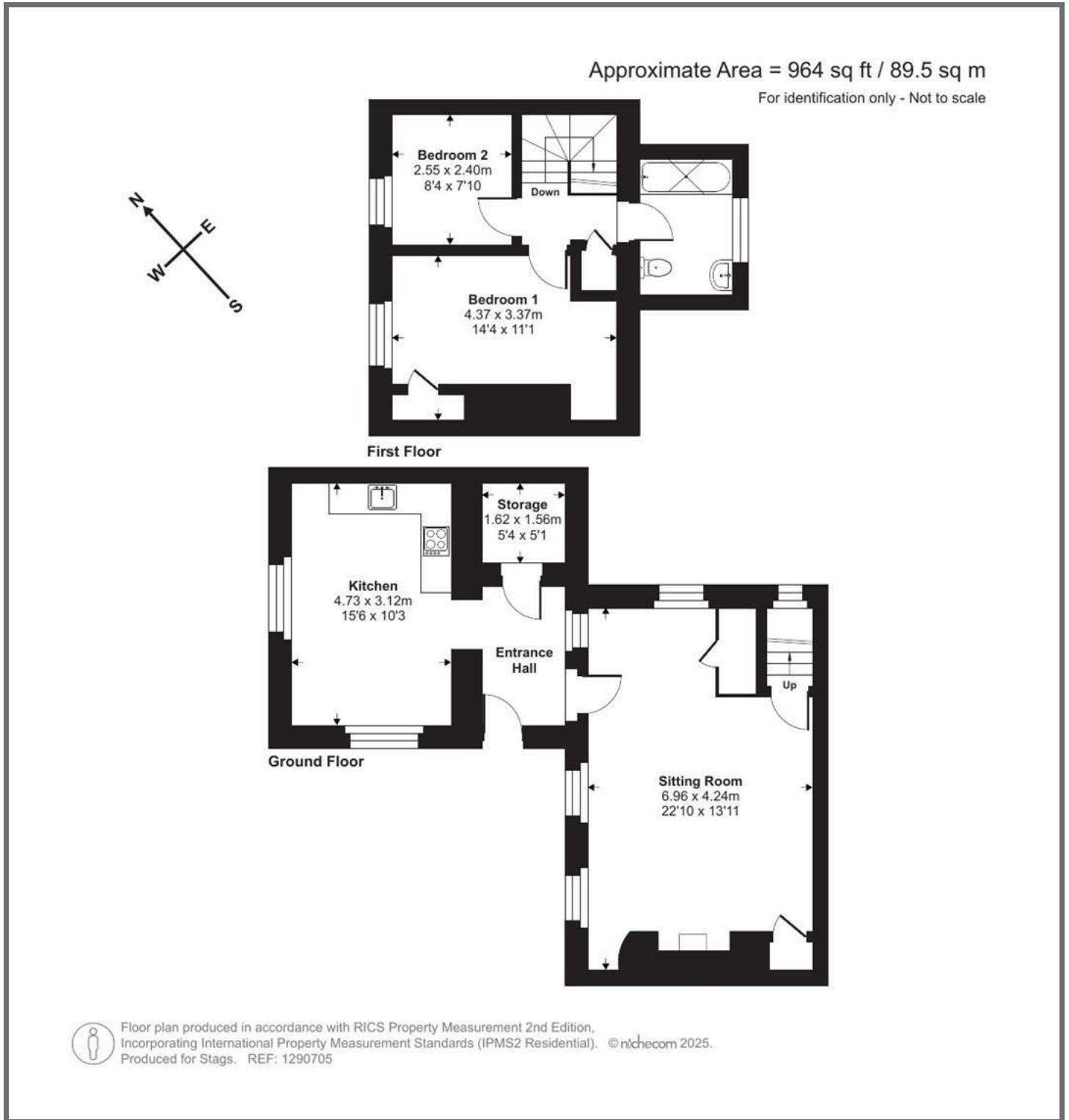
Leave the A38 at Ashburton. From the Exeter direction this is the second Ashburton exit. From Plymouth it is the first. Follow signs for Poundsgate and pass the Tavistock Inn on your left. Continue towards Princetown for approximately a quarter of a mile. The road winds and climbs a steep rise and there is a junction to the right which leads to Leusdon. Take the Leusdon road and follow it for about quarter of a mile. You will arrive at a fork in the road, go left towards Ponsworthy. Follow the Ponsworthy road for half a mile and turn left through the ford, the property can then be found within the row of cottages on the left hand side of the road.

What3Words: ///giants.chum.prelude.









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.



Energy Efficiency Rating		Current	Potential
<small>(Not eligible for official - lower scoring coats)</small>			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
<small>Net energy efficient - higher scoring coats</small>			
England & Wales		EU Directive 2002/91/EC	

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