



Luscombe Maye
Since 1873

Moreleigh, Totnes

Guide Price £275,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market Hillyfield, a charming two-bedroom semi-detached cottage enjoying spectacular views across a large fishing lake.

Just a stone's throw away from Moreleigh, the cottage is situated in a peaceful, yet easily accessible rural location and offers the perfect idyllic countryside residence.

Upon entering the property, you are welcomed into a cosy sitting room, complete with a wood burner nestled in the corner and sitting on a slate hearth, creating a warm and inviting atmosphere. This flows into the kitchen, which features an oil-fired Rayburn, and a range of matching base and wall mounted units. Additional highlights include a breakfast bar, a built-in oven and hob, and space for a freestanding fridge. Adjacent, there is a convenient single bedroom, ideal use as a guest room, nursery or home office. Stairs rise from the sitting room, where the accommodation continues. The generous double bedroom benefits from dual-aspect windows and characterful exposed wooden beams. The first floor is completed by the family bathroom, fitted with a bath with shower above, WC and hand basin.

Externally the property offers a shared access driveway to the front, providing convenient parking, along with a large garage/workshop to the side, complete with electricity. To the rear, a lawned garden, backing onto open fields and enjoys uninterrupted views across the the spectacular lake, an ideal setting for relaxation and outdoor enjoyment.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document.

DIRECTIONS

What3Words - [tenses.offer.flopping](#)



Hillyfield, Moreleigh TQ9 7JS

Approximate Gross Internal Floor Area = 52.1 sq m / 561 sq ft
WorkShop/Garage Area = 23.0 sq m / 247 sq ft
Total Area = 75.1 sq m / 809 sq ft

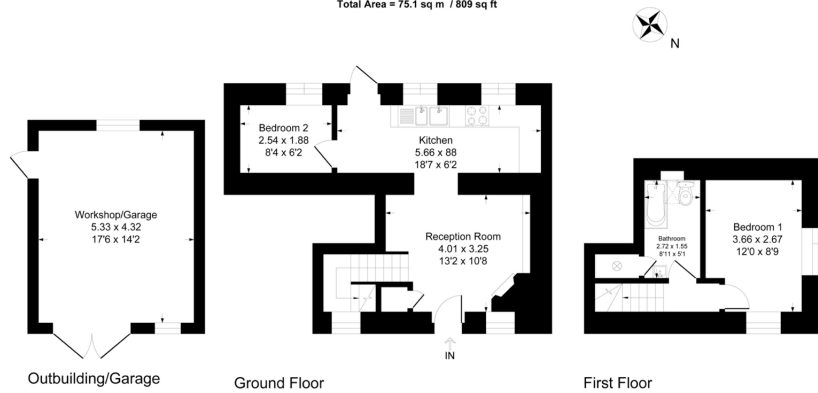


Illustration for identification purposes only, measurements are approximate, not to scale.



- NO FORWARD CHAIN
- Semi-detached cottage
- Full of charm and character
- Countryside location
- Spectacular views
- Living room with wood burner
- Two bedrooms
- Garage/workshop
- Driveway parking
- Let/holiday let potential

