



Hedgerose



Dartmouth 5 miles; A38 7 miles; Totnes 9 miles

A spacious home situated in a good sized plot with newly landscaped gardens and uninterrupted views across the South Devon countryside.

- Village location
- Landscaped gardens with countryside views
- Garage and driveway parking
- Principal bedroom with en suite
- Energy-efficient with solar panels and Tesla battery
- Spacious open-plan living
- Freehold
- Council tax band E

SITUATION

The sought-after village of Blackawton lies amongst rolling South Hams countryside, with a thriving community and excellent local amenities including a primary school, community shop, parish church, village hall and the George Inn.

Dartmouth, with its world-famous regatta, Royal Naval College, galleries and restaurants, is only 5 miles away, while Totnes is about 9 miles and provides mainline rail services to London Paddington. The A38 Expressway is within easy reach, giving swift access to Exeter, Plymouth and beyond.

DESCRIPTION

Hedgerose is a well-presented and energy-efficient home set in a generous plot with newly landscaped gardens and uninterrupted countryside views.

Perfectly located in the heart of Blackawton, the property combines spacious modern living with sustainability, benefitting from solar panels and a Tesla Powerwall battery, reducing reliance on the grid.

Offering flexible accommodation and attractive outside space, the property would suit families and downsizers alike.

ACCOMMODATION

Approached via a block-paved driveway with parking for two vehicles, the glazed front door opens into a welcoming entrance hall with cloakroom.

The kitchen is fitted with oak units and Rangemaster cooker, opening into a generous open-plan living area. The sitting room is light and airy, with a

woodburner and French doors leading into the garden.

There are two double bedrooms, both with fitted wardrobes and Velux windows. The principal bedroom benefits from an en suite shower room, while the family bathroom is well appointed with a modern white suite.

OUTSIDE

The gardens have been attractively landscaped, providing a beautiful setting with lawn, terrace and planting that takes full advantage of the open countryside views. The property also includes a garage and further driveway parking.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Solar panels with Tesla Powerwall battery.

Superfast broadband and mobile coverage available.

DIRECTIONS

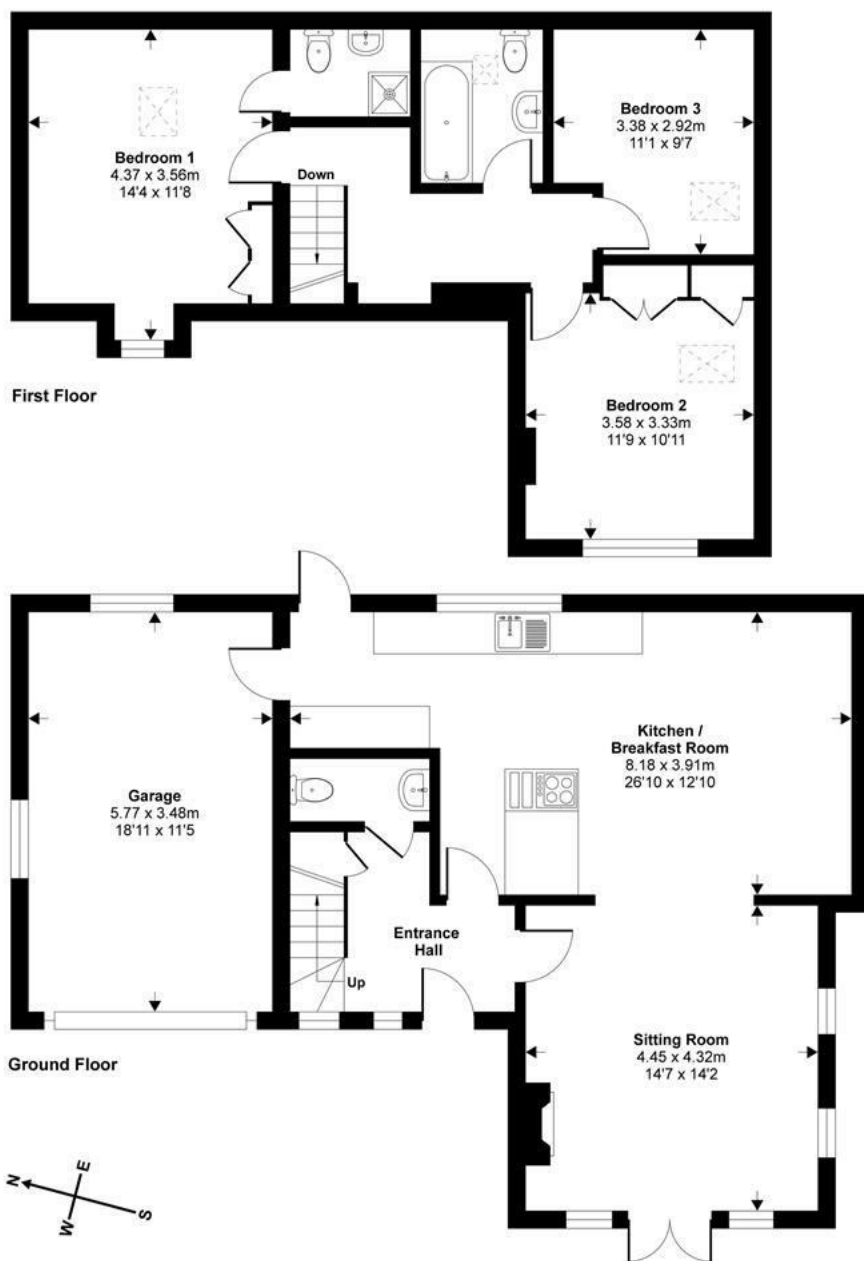
From Totnes take the A381 towards Kingsbridge/Dartmouth. At Halwell turn left on the A3122 for Dartmouth, then right at Forces Tavern signed Blackawton. Enter the village, pass the church, turn right onto Park Lane, then left into Back Lane. Hedgerose is the first property on the left.

Guide Price £490,000



Approximate Area = 1440 sq ft / 134 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 731452

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		79	
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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