

QUAY COTTAGE TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



QUAY COTTAGE

Sitting in this idyllic setting on Bow Creek is this charming three bedroom, grade II listed thatched cottage which is beautifully presented with views over the creek.

The property boasts an impressive first floor reception room with exposed oak trusses and lovely pine floor boards with river views. Directly opposite the property there is off street parking for several cars.

The ground floor accommodation consists of a fitted kitchen with a lovely dining room with inglenook fireplace and two bedrooms and a shower room. Upstairs is a further double bedroom with an ensuite shower room and the living room.

Outside is a delightful cottage garden with a patio area with raised beds with shrubs and flowers. Immediately across from the cottage is a parking area for several cars owned by the cottage.

Quay Cottage is situated within the charming village of Tuckenhay and just beyond the well reputed Maltsters Arms public house. The property has close proximity to Bow Creek, which is owned by The Duchy of Cornwall and Crownley Woods beyond which is owned by The National Trust. The creek is tidal but navigable by small boats for about 3 hours either side of the high tide. The creek is a tributary of the River Dart estuary, Dartmouth being some 6 miles distant and Totnes with all it's facilities about 4 miles. Tuckenhay is conveniently located for Totnes town, the commercial centre for the South Hams. This part of Devon is renowned for it's outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- Idyllic setting
- Pretty cottage garden
- Off street parking
- re thatched in 2024
- easy tender access to the creek
- River views





PROPERTY DETAILS

Property Address

Quay Cottage, Tuckenhay, Totnes, Devon, TQ9 7EQ

Mileages

Exeter 33 miles Plymouth 29 miles Torquay 16 miles (approximately)

Services

Mains electric, water and drainage. Oil fired central heating.

EPC Rating

Current: E, Potential: D

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



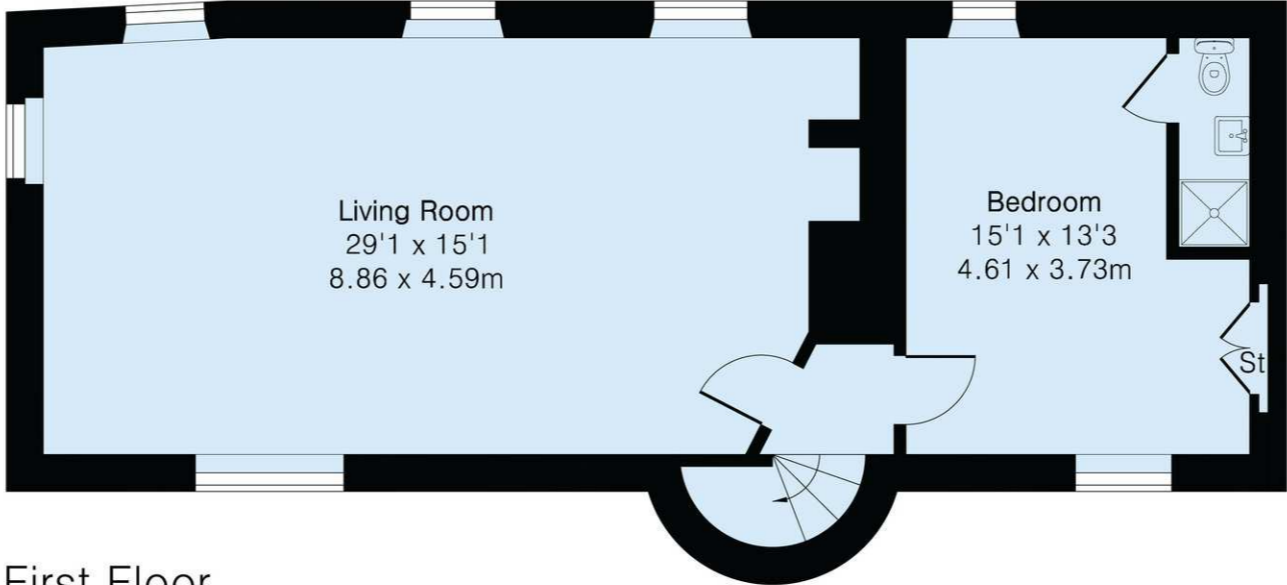
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

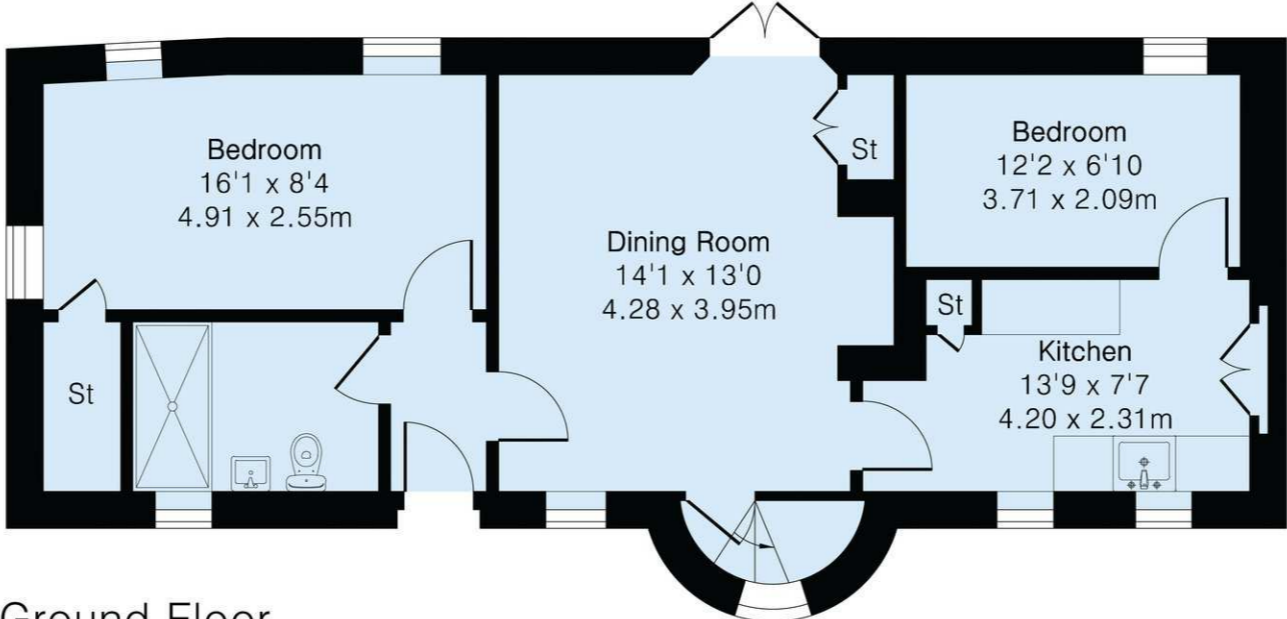
Approximate Gross Internal Area 1306 sq ft - 122 sq m

Ground Floor Area 653 sq ft – 61 sq m

First Floor Area 653 sq ft – 61 sq m



First Floor



Ground Floor



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