



Station Cottages, Wrangaton, TQ10 9HG

CHRISTOPHER'S
SOUTH HAMS



Dating back to the mid-1800s, this charming cottage was originally built to house railway workers for the (then) nearby Wrangaton Station. Today, it enjoys an incredible south-facing position, taking in delightful rural vistas and perfectly located to access moorland walks, nearby villages and commutable towns further afield.

A large, enclosed patio at the front acts as an ideal seating area to enjoy moorland views or to potter about creating a superb courtyard garden.

Double doors welcome you immediately into the spacious open-plan kitchen/dining room with sliding doors seamlessly inviting you through to the sitting room and south-facing conservatory beyond. A truly delightful sociable flow to these rooms that blend the chance for relaxation and entertaining in equal measure. Downstairs also offers a useful utility space with storage and functional family bathroom.

Tucked away behind a door in the sitting room are the stairs to the first floor where there are two double bedrooms and a third, smaller double bedroom as well. The principal bedroom benefits from a built-in wardrobe.

From the conservatory, sliding doors invite you to the rear garden which is currently laid to patio and lawn with established borders and enclosed by high fencing.

Externally, this cottage benefits from a new roof and redecoration and internally is primed for a full rejuvenation from its next custodian to showcase its truest potential. With no onward chain, viewings are highly recommended.

Key Features

Terraced Period Cottage
New Roof & External Decoration
Renovation Project
Deceptively Spacious
South-Facing Garden & Rural/Moorland Views

Utility
Downstairs Bathroom
Conservatory
3 Bedrooms
No Onward Chain

Situation & Amenities

Set against the dramatic backdrop of Ugborough Beacon, Wrangaton is a traditional village sitting on the A38 and skirting the southern edge of the Dartmoor National Park. During WWII, fields in the Wrangaton area were used as a US Army supply depot for troops training for the D-Day landings and a legacy to this period are three Nissan huts. There are still industrial units next to the railway which were also built as a Royal Navy Supply Depot and used until 1996. Wrangaton is in the Ugborough Parish and located between South Brent and Ivybridge. Between them they boast a wealth of amenities including places of worship, supermarkets, post offices, GP and Dental surgeries, chemists, primary schools, pubs, antique shops, leisure facilities and libraries, to name but a few. The stunning moorland landscapes provide beautiful walks and the South Hams coastline is just a short drive away. The prominent Ivybridge Community College with its World Class Quality Mark Award provides secondary education as well. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town.

Steeped in history as far back as Domesday, Wrangaton is a developing hamlet with excellent transport links and commutable access to Plymouth, Torquay and Exeter.

Services: Mains Electricity,

Mains Water, Private Drainage.

Tenure: Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

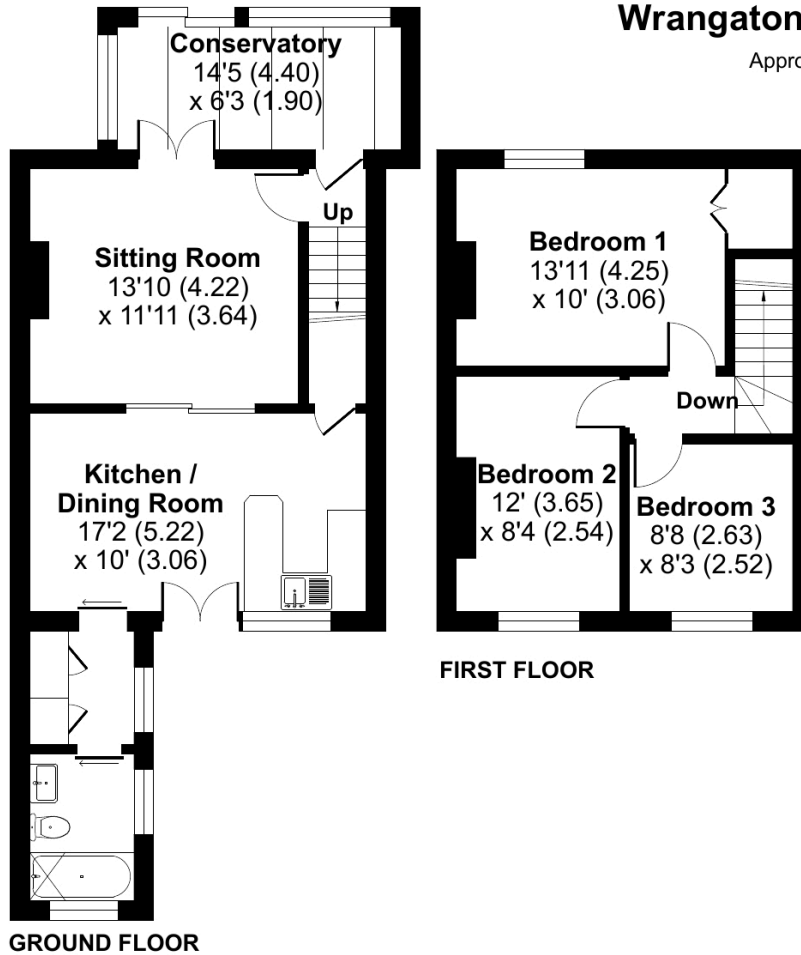
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Council Tax Band: C

Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550

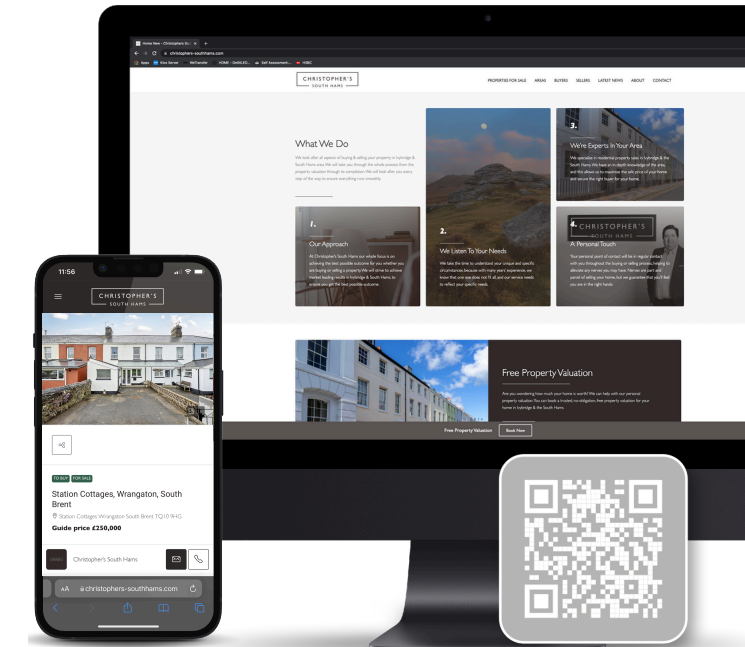
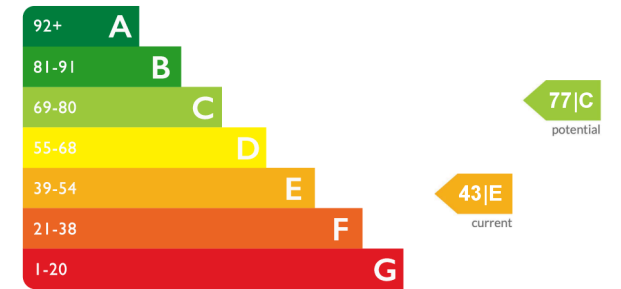




Wrangaton, South Brent, TQ10

Approximate Area = 951 sq ft / 88.3 sq m
For identification only - Not to scale

Energy Efficiency Rating



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