

1 KEEPERS COTTAGE NR DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



1 KEEPERS COTTAGE, HILLFIELD

Nestled within the popular Hillfield Village development and surrounded by the beautiful rolling countryside of the South Hams, 1 Keeper's Cottage offers an idyllic rural retreat just a few minutes from the beautiful waterside town of Dartmouth.

Occupying a peaceful position within the former walled garden, this pretty end terraced cottage combines character, comfort and practicality to create a lovely holiday home or second residence.

The heart of the property is the open-plan living space, where a high ceiling and two sets of French doors flood the room with natural light and create a wonderful sense of openness. French doors lead directly onto a private decked terrace, providing the perfect setting for morning coffee, al fresco dining or simply relaxing and enjoying the tranquil surroundings. A second set of doors opens out to the side which leads to a private gravelled courtyard.

The well-equipped kitchen is thoughtfully arranged with a range of integrated appliances and generous storage, perfectly complementing the sociable living space.

The spacious ground-floor bedroom enjoys a stylish en-suite bathroom and doors out to the path to the rear courtyard, while a separate cloakroom serves guests. A staircase rises to the attractive galleried first floor, currently arranged as a twin bedroom but equally suited as an additional sitting area, home office or study space.

Outside, the property benefits from both a private front deck and a secluded gravelled courtyard to the rear, offering delightful spaces for entertaining and relaxation. An allocated parking space is included, together with access to the beautifully maintained communal grounds.

Holiday use/second-home occupancy only.

Estate service charge: approximately £1,304 per annum.

Hillfield Village enjoys a beautiful peaceful setting amid some of South Devon's most spectacular countryside, providing the perfect balance of tranquillity and outdoor living. Just a short drive away, Dartmouth is renowned for its picturesque waterfront, excellent sailing facilities and the famous annual Royal Regatta. The town boasts an array of independent boutiques, cafés, restaurants and galleries, while the surrounding area offers stunning beaches, scenic coastal walks and several highly regarded golf courses.

Mainline rail connections to London Paddington are available from Totnes, approximately 13 miles away, and the A38 Devon Expressway can be accessed at Buckfastleigh, around 19 miles distant.





KEY FEATURES

- Charming cottage within the popular Hillfield Village development
- Peaceful rural setting surrounded by beautiful South Devon countryside
- Spacious open-plan living area with 2 sets of french doors
- Ground-floor en-suite bedroom & mezzanine occasional bedroom/reception room
- Private decked terrace and secluded rear courtyard garden
- Allocated private parking space
- Access to beautifully maintained communal grounds
- Low maintenance holiday home or second residence, just a short drive from Dartmouth





PROPERTY DETAILS

Property Address

1 Keepers Cottage, Hillfield, Dartmouth, Devon, TQ6 0LX

Mileages

Totnes 12 miles, Kingsbridge 14 miles, A38 Devon Expressway 18 miles. All mileages are approximate

Services

Mains electricity. Private water supply. Private drainage. Electric heaters.

EPC Rating

Current: D Potential: B

Council Tax Band

N/A

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

Directions

Proceed out of Dartmouth on the A3122 driving through Norton. Take the second left onto Bugford Lane and after about ½ mile, the entrance to Hillfield Village will be found on the left. Follow the drive through passing Reception where you will find the parking area

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190

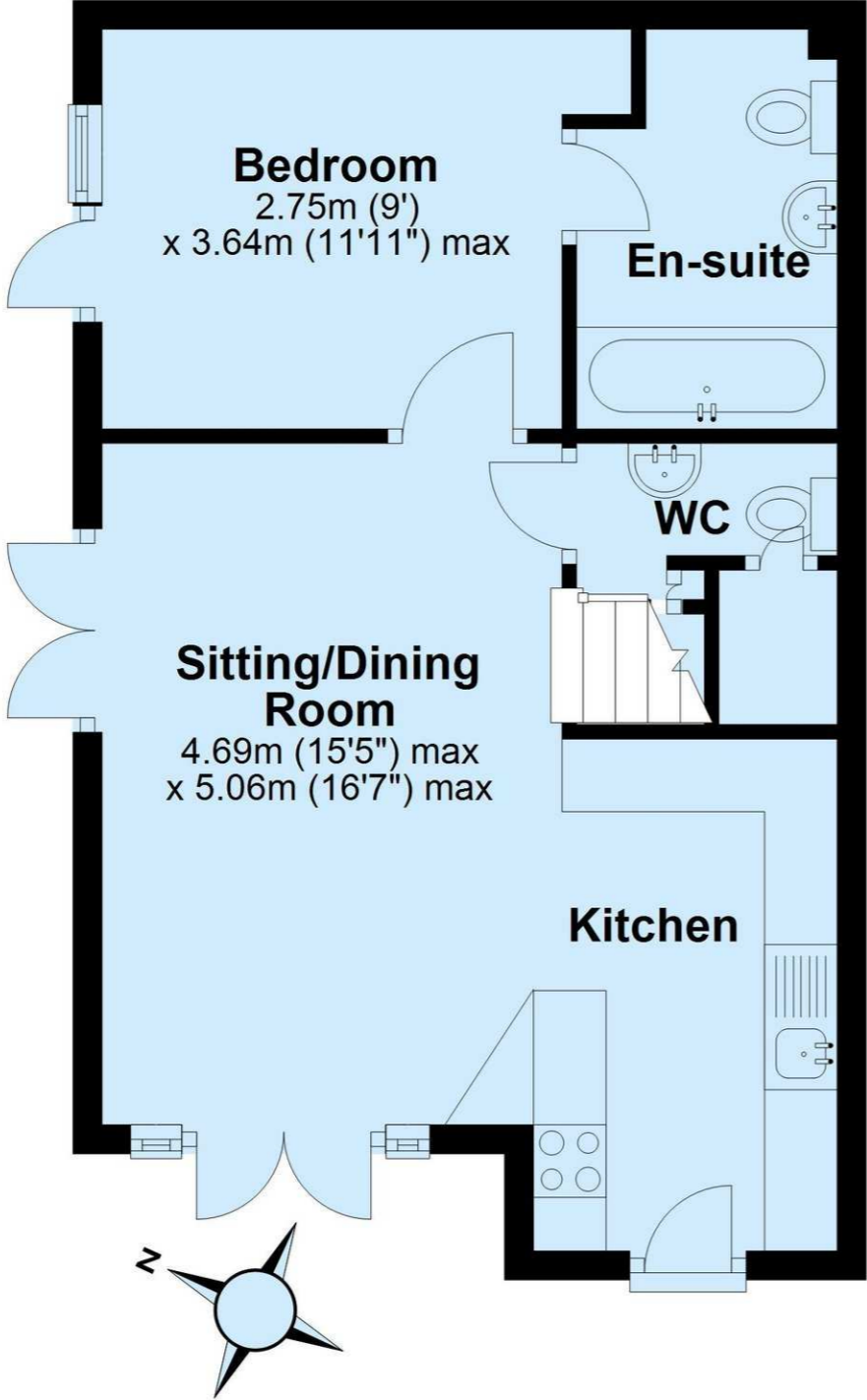


IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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

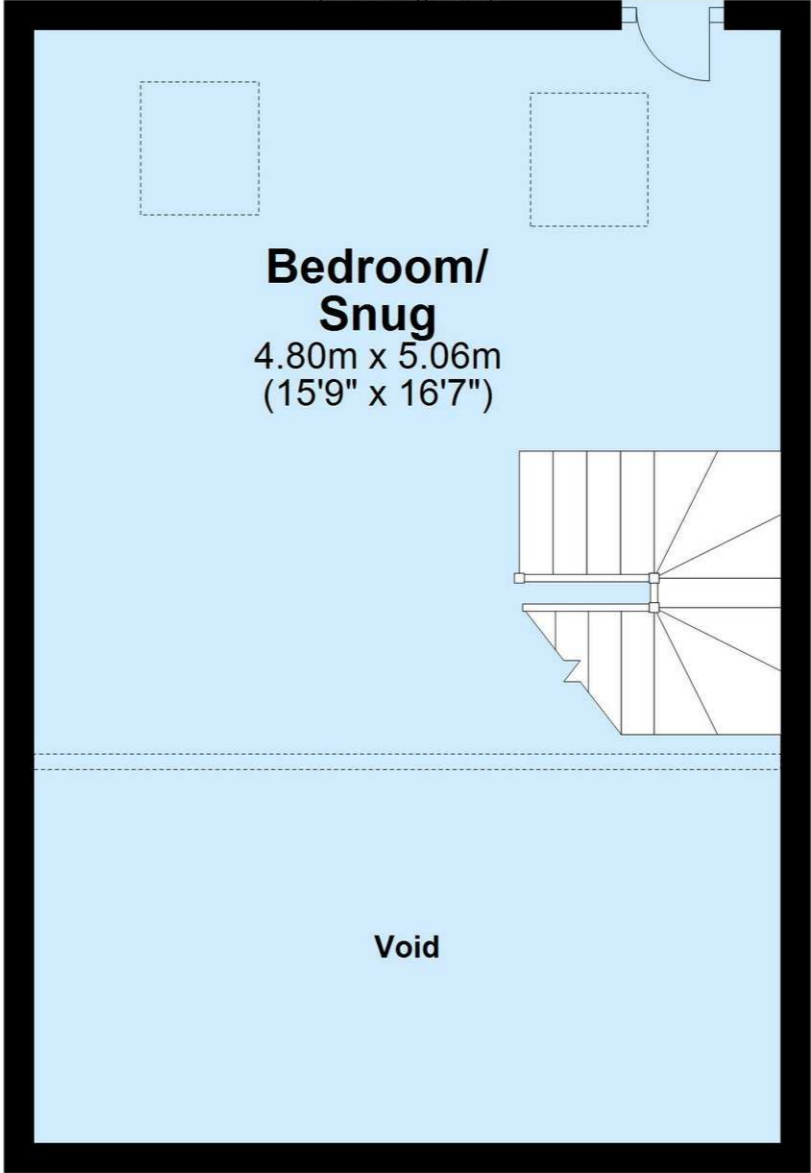
Ground Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.7 sq. feet)
(excluding Void)



Total area: approx. 64.3 sq. metres (691.8 sq. feet)



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590