

THE VINES RATTERY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



THE VINES

A simply charming Grade II listed thatched cottage situated in the heart of this popular village with the most wonderful gardens offering great period charm with flexible living throughout.

Believed to date back to the 1600's this superb cottage has been beautifully presented and blends period and contemporary living with a cosy sitting room, with an inglenook fireplace and wood burner. The kitchen / dining room is a lovely space with an electric AGA and ample space for a dining room table and chairs. Also on the ground floor to the rear is a pantry and access to the garden, a study, principal bedroom and shower room. On the first floor are two bedrooms and a lovely period bathroom. A wonderful snug is part of the rear addition of the property with double doors leading out onto the garden which is a lovely light day room.

The outdoor living at The Vines is a truly calming place to enjoy with wonderful tiered terraces an abundance of stocked borders with an array of colour and a well stocked Kitchen garden. At the rear of the garden in an elevated position is a lawned area with lovely views to the church and a superb cabin / studio with a log burner and a decked terrace complete with a sunken bath with hot water and a shower. There is also an additional shed and potting shed gardeners WC and a sauna.

The Vines is situated in the picturesque and popular village of Rattery, one of Devon's oldest villages where the Church House Inn is reputed to pre-date the medieval church. Access to the A38 is close by linking Plymouth and Exeter where it joins the M5. At Totnes, some 7 miles away, is the mainline railway station with direct connections to London Paddington. Totnes is the commercial centre for this part of Devon and offers an excellent range of schools, shops, supermarkets, restaurants and inns.



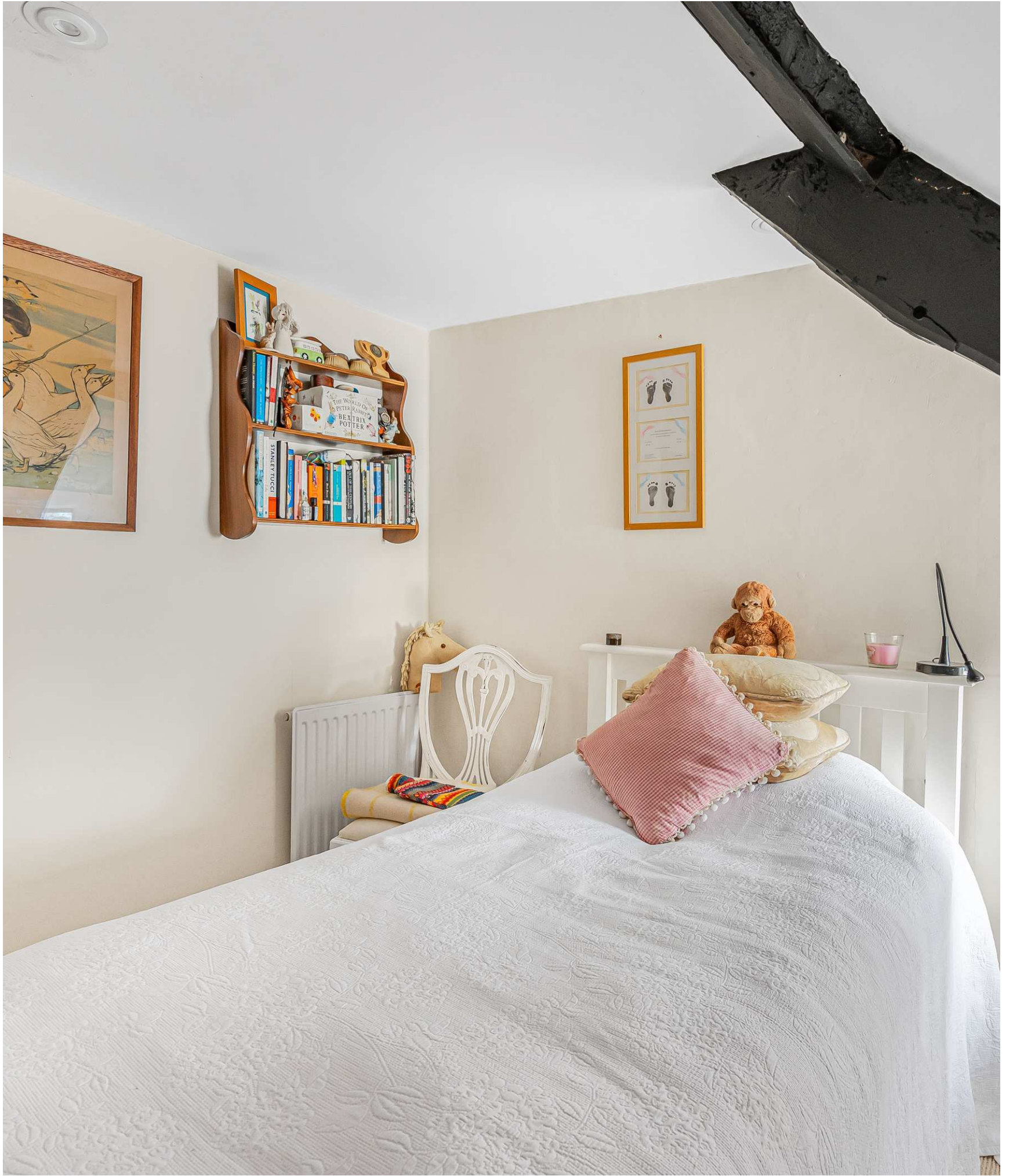




KEY FEATURES

- Popular Village Location
- Great Village Pub
- A Wealth of Period Charm
- Beautiful Gardens
- Superbly Presented
- Off Street Parking









PROPERTY DETAILS

Property Address

The Vines, Rattery, South Brent, Devon, TQ10 9LF

Mileages

Totnes 5 miles Exeter 25 miles Plymouth 15 miles (approximately)

Services

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

EPC Rating

Current: E, Potential: E

Council Tax Band

Band E

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.

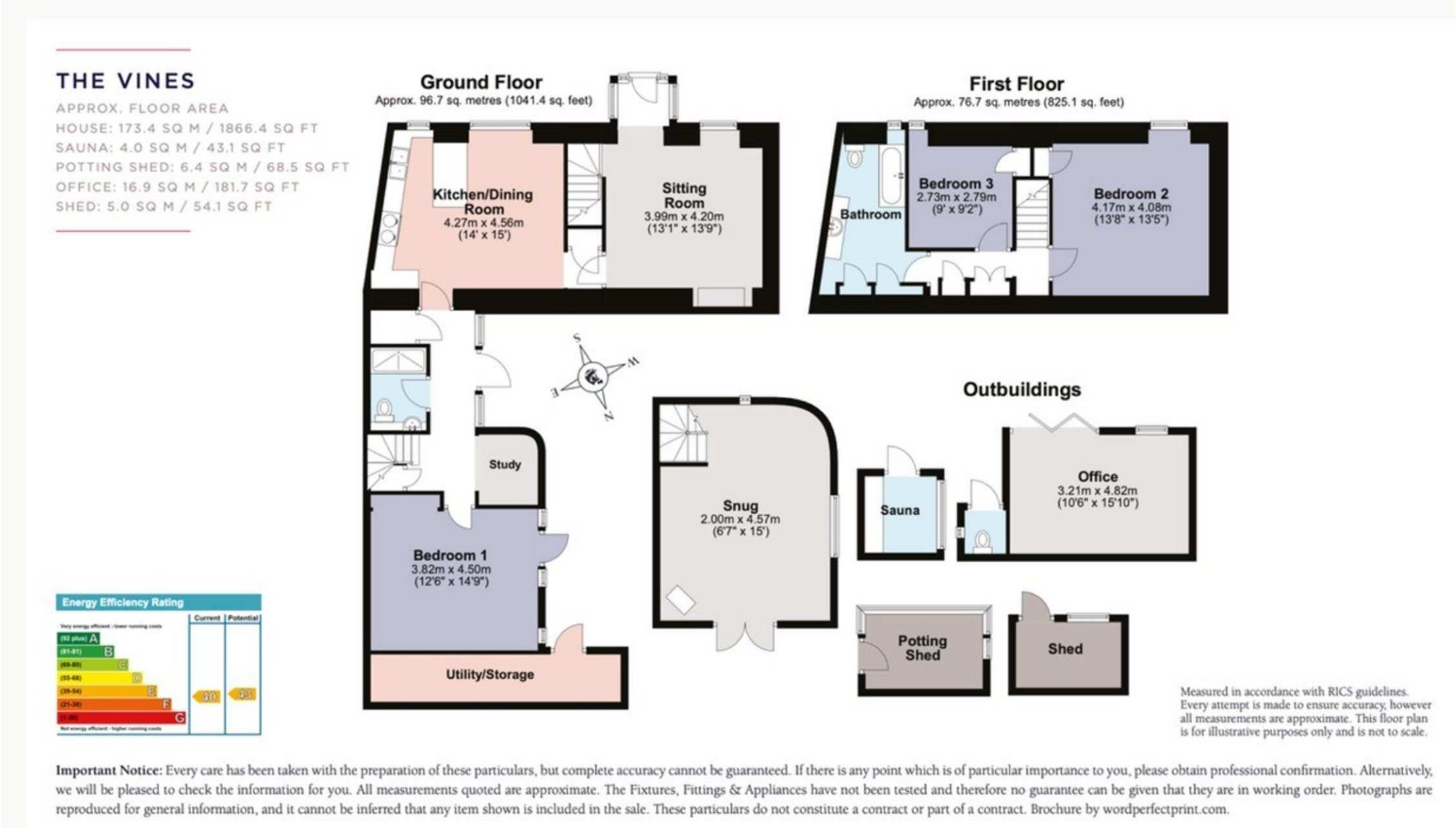
Viewing

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







MARCHAND PETIT

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