

HAWKE BLACKAWTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



HAWKE, 12 DARTMOUTH GREEN, BLACKAWTON

Nestled within an idyllic countryside setting and enjoying uninterrupted views across the surrounding rolling landscape towards the golf course, Hawke Cottage is a beautifully presented thatched, stone-built terraced cottage offering a rare combination of traditional charm and contemporary comfort.

Occupying a lovely position, this attractive home has been thoughtfully designed to maximise both comfort and enjoyment of its lovely surroundings. The property forms part of a charming development of similar properties and each owner benefits from a range of leisure facilities, creating an ideal permanent residence, holiday retreat or investment opportunity in the heart of South Devon.

Upon entering the cottage, a welcoming entrance hall provides an immediate sense of warmth and quality, with a convenient cloakroom/WC located just off the hallway. The ground floor opens into a stylish and spacious open-plan living environment, perfectly suited to modern living and entertaining. The contemporary kitchen is fitted with an excellent range of units and integrated appliances, providing both practicality and style for everyday use. The kitchen flows seamlessly into the dining and living areas, creating a sociable and versatile space for family gatherings or relaxing evenings.

The living area enjoys an abundance of natural light and benefits from attractive oak flooring, while glazed doors open directly onto the rear garden, allowing the beautiful countryside views to become part of the home's everyday enjoyment.

The first floor comprises two double bedrooms, each thoughtfully designed to provide comfortable and private accommodation. Both bedrooms benefit from their own en-suite bathroom facilities, making the property particularly appealing for visiting guests, family members or holiday letting purposes.

The rear garden enjoys lovely views across the surrounding countryside and golf course, and a paved patio provides an inviting setting for al fresco dining, morning coffee or evening drinks while enjoying the lovely surroundings. Beyond the patio lies a level lawned garden, offering additional outdoor space for relaxation and recreation.

The property also benefits from an allocated parking space for one vehicle, together with additional visitor parking for guests.

Ownership of Hawke Cottage extends beyond the property itself, providing access to a range of leisure facilities that significantly enhance the lifestyle on offer. Owners enjoy two golf club memberships, four spa and leisure club memberships and exclusive use of the tennis court

Leasehold with approximately 969 years remaining. Annual Service Charge: £2,400 per annum. Sinking Fund Contribution: £300 per annum.

Situated close to the historic waterfront town of Dartmouth, Hawke Cottage enjoys a superb position within one of South Devon's most sought-after destinations. Dartmouth is renowned for its picturesque setting on the banks of the River Dart and is widely regarded as one of the most attractive coastal towns in the South West. The town is internationally recognised as a sailing centre and is home to the famous Royal Regatta, an annual event attracting competitors and visitors from around the world. The town offers an excellent selection of independent boutiques, cafés, restaurants, galleries and everyday amenities, all set within charming historic streets that reflect Dartmouth's rich maritime heritage. Surrounded by areas of outstanding natural beauty, the region offers countless opportunities for walking, sailing, golfing and exploring the spectacular South Devon coastline. A number of beautiful sandy beaches are within easy reach, while the surrounding countryside provides an abundance of scenic trails and picturesque villages to discover. Railway links to London Paddington can be made locally at Totnes, about 13 miles to the north, and access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.





KEY FEATURES

- Beautifully presented thatched stone-built cottage
- Lovely countryside and golf course views
- Spacious open-plan living, dining and kitchen area
- Two generous double bedrooms with en-suite bathrooms
- Level rear garden with paved patio and lawned area
- Allocated parking space plus visitor parking
- Two golf club memberships included for owner
- Four spa and leisure club memberships included
- Conveniently located close to Dartmouth and the South Devon coast





PROPERTY DETAILS

Property Address

Hawke, 12 Dartmouth Green, Blackawton, Totnes, TQ9 7FE

Mileages

Dartmouth 5 miles, Totnes 10 miles, Kingsbridge 8 miles. All distances are approximate.

Services

Mains electricity and water. Private drainage. Ground source heat pump

EPC Rating

Current: C Potential: C

Council Tax Band

E

Tenure

999 year lease from 26 Feb 1996

£2400 p.a. service charge. £300 p.a. sinking fund contribution

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

From Dartmouth take the A3122 towards Totnes and Kingsbridge. The entrance to Dartmouth Golf and country Club will be found on the right hand side about 5 miles from Dartmouth. Follow the driveway and Hawke Cottage will be found after a short distance on the left.

Viewing

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



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FLOOR PLAN

Approximate Gross Internal Area 870 sq ft - 80 sq m

Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 435 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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