



Luscombe Maye

Since 1873

Crows Nest, Great Cotton Farm, Dartmouth

Guide Price £325,000

 2  2  1



DESCRIPTION

Luscombe Maye are proud to present this well-presented two-bedroom home with loft room, offering a perfect blend of character and modern comfort. As you step inside, you're instantly greeted by the impressive height of the ceilings and exposed beams, creating a bright, airy atmosphere that perfectly complements the open-plan layout. The property is arranged over three levels, providing versatile living space throughout. The ground floor features a spacious open plan kitchen/living room with exposed beams, gas wood burner with one generous double bedroom and a well-appointed bathroom. Upstairs, there is a double bedroom and family bathroom situated on the mezzanine floor overlooking the living space. The top floor is home to the loft room, offering a quiet and flexible space - perfect as a bedroom, guest room, or home office. Outside, the property benefits from a front courtyard, a low-maintenance west-facing garden, and driveway parking as well as one allocated parking space in the courtyard.



SERVICES

Mains Electricity & Gas connected. Private Water Supply. Shared sewage treatment plant.

CONSTRUCTION

The property is understood to be of standard construction.

PARKING

Driveway & Allocated Parking Space

AGENTS NOTE

Public footpath through Great Cotton Farm yard.

Management Company will be set up to maintain communal area, retrospectively.



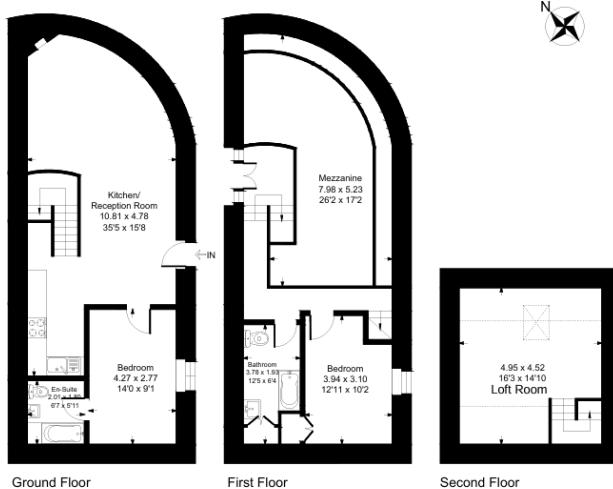


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two Bedroom Barn Conversion
- Open Plan Living/Kitchen/ Diner
- Private Garden & Patio
- Walking Distance into Dartmouth
- Reverse Level Living
- Additional Loft Room
- Character Features Throughout
- Driveway & Allocated Parking
- Recently Decorated Throughout



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	