



MILLARD  
COOK

# Sparrows Nest, 7 West Hartley Blackawton, TQ9 7DT

A delightful barn conversion offering versatile accommodation  
with superb southerly views.



Sparrows Nest, N0. 7 is a charming and spacious former barn converted in the early 2000s offering diverse accommodation ideal as either a full-time residence or, a second home. The property forms part of an exclusive development of seven individual homes and an adjacent farmhouse, all set within approximately six acres of communal grounds, parking, and garaging. The property enjoys stunning southerly views across the private gardens and open farmland beyond.

Situated around a mile from the charming village of Blackawton, the property sits in a rural position yet close to the main road to Dartmouth, Totnes and beyond. The Dartmouth golf and country club, beaches of Blackpool Sands and Torcross are all within a short drive.

## **Accommodation**

Door to the entrance hall with stairs and cupboard beneath. Cloakroom with a WC and hand basin.

The double-aspect sitting room is of generous proportions, featuring full-height windows to the front and further windows and a door opening onto the rear gardens. A gas-fired stove provides a cosy focal point, complemented by timber flooring.

The kitchen/breakfast room also enjoys a double aspect and offers a range of fitted cupboards and drawers, together with a one and a half bowl sink and drainer, built-in Range Master double oven with extractor, dishwasher and fridge. There is ample room for a dining table. Door to the outside.

A large third bedroom/ study completes the ground floor offering flexibility for use as a home office or guest room, with plumbing and space for a washing machine and freezer.

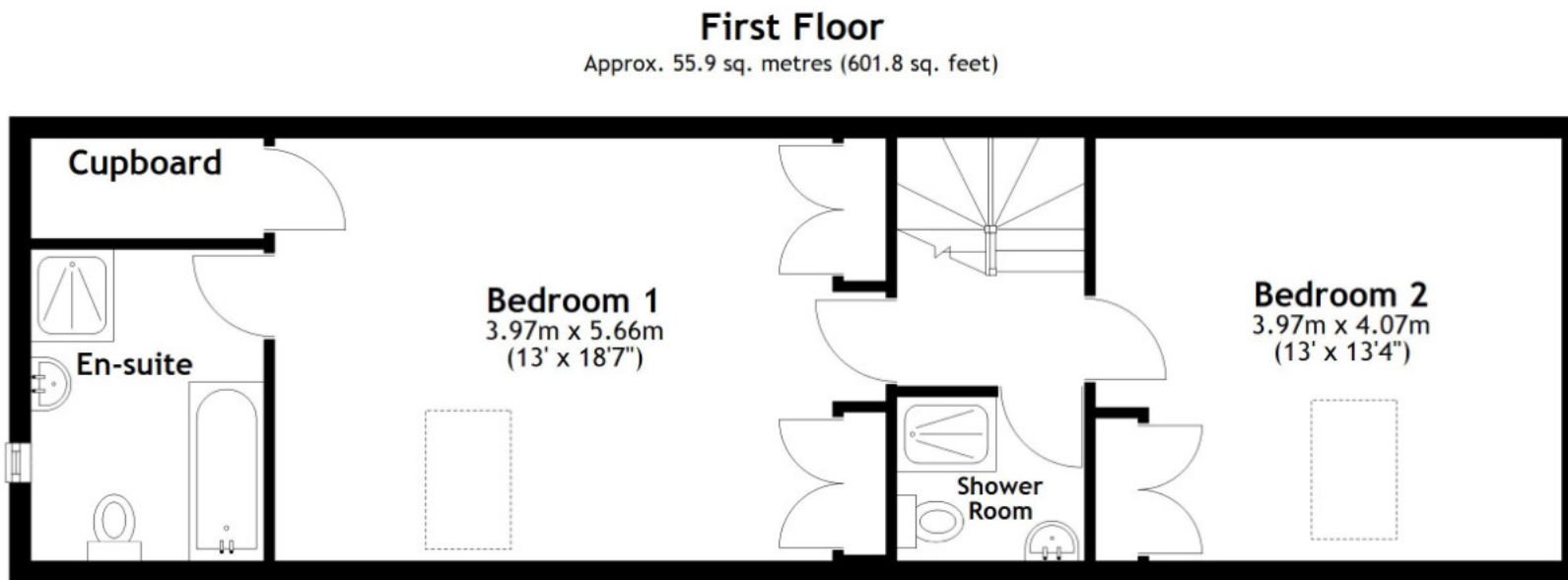
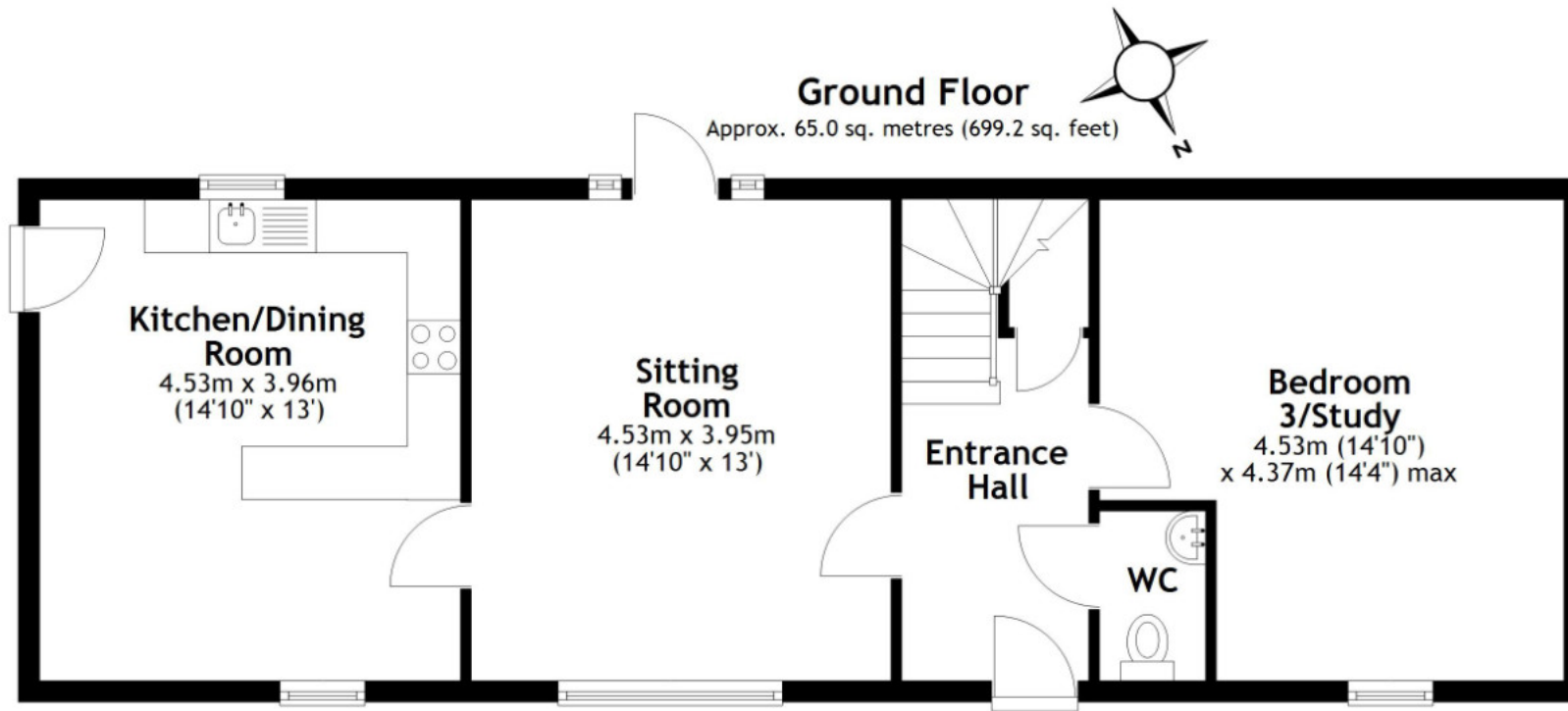




## First Floor

The first floor comprises two generous double bedrooms. The principal bedroom features two built-in wardrobes, a storage cupboard, and an en-suite bathroom fitted with a panelled bath, separate shower cubicle, hand basin, and WC. Bedroom two includes a wardrobe and skylights to the front elevation, with access to a separate shower room.





Total area: approx. 120.9 sq. metres (1301.1 sq. feet)  
**7 West Hartley, Blackawton, Totnes**

## Outside

A long, shared driveway leads to several parking areas and onwards to the property's allocated parking and garage, which benefits from light and power.

The front garden is attractively planted with mature shrubs, while to the rear, a level lawned garden enjoys a sunny southerly aspect and wonderful open views across the communal paddocks and woodland. The garden includes a patio adjoining the house and a large summer house, offering an ideal space for outdoor entertaining and relaxation.



## Services and Tenure

Mains water and gas connected. Shared, private drainage. There is a yearly fee of £1,300 for the maintenance and upkeep of the communal areas and drainage.

EPC :C  
Council Tax band :E

Property size approx. 1,301 Sqft  
Floor plans not to scale.

## Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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