



Luscombe Maye  
Since 1873



## Park Lane, Blackawaton

Guide Price £500,000

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**DESCRIPTION** Luscombe Maye are delighted to bring to market this beautifully presented four-bedroom semi-detached home in the desirable village of Blackawton. Entering the property, the hallway opens into the living room complimented by a wood burner with exposed stone wall behind and dual aspect windows. Leading up a few steps the open plan dining/kitchen can easily accommodate a good size dining table with built-in units surrounding. The kitchen comprises matching floor and wall units with a space for a range of appliances; fridge/freezer, four-ring bottled gas hob, AGA and plumbing for washing machine. The spacious kitchen has an additional seating area with sliding doors onto the rear patio and a downstairs WC with access into the garden. Ascending the stairs, the first floor landing leads three double bedrooms, all generous in size and with far-reaching countryside views. A few more steps lead to the light and airy master bedroom that benefits from a south facing balcony with outlooks over Blackawton countryside and garden below. There is a family bathroom servicing the bedrooms fitted with wet room shower unit, WC, hand basin and built-in storage. The south facing garden enjoys a patio area perfect for alfresco dining that joins the lawn bordered by mature plants and shrubs. Situated at the end of the garden you will find a stone garden room with outlooks onto the neighbouring fields. The garage can be access from the garden also. At the front of the property there is parking for two cars situated in front of the garage. Cross Cottage is a fantastic opportunity to make significant improvements to a property in a desirable location with the inherent benefits of a large garden, driveway parking and a detached garage.

**SERVICES** Woodburner heating, Oil fired AGA for hot water heating, private drainage and mains electricity connected.

**CONSTRUCTION** The property is understood to be of standard construction.

**PARKING** Driveway parking for two cars with single garage available.

**LOCAL AUTHORITY** South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE Council Tax Band E



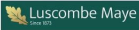
Park Lane, Blackawton, Totnes, TQ9

Approximate Area = 1970 sq ft / 183 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Luscombe Maye, REF: 1189153



- Semi-Detached Four Bedroom Home
- Rural Outlook
- Single Garage
- Enclosed Rear Garden
- Highly Sought After Village Location
- Open Plan Kitchen/Diner
- Driveway Parking
- South Facing Aspect
- Opportunity to Improve



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



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