



Luscombe Maye
Since 1873

Chapel Street, Blackawton, Totnes

£695,000

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DESCRIPTION

Luscombe Maye are delighted to present The Old School House, a charming period property that was formerly the village Sunday School before being thoughtfully converted and modernised in the 1970s. Blending original character with contemporary styling, this substantial home offers spacious and versatile accommodation arranged over three floors.

The property is entered via a welcoming entrance hall. On the ground floor there is a generous double bedroom, ideal for guests or multigenerational living, alongside a flexible reception room which could serve as a fifth bedroom. A modern shower room, utility room, workshop and integral garage complete this level.

The first floor forms the heart of the home, featuring a light-filled sitting room with dual-aspect windows and French doors opening onto a private roof terrace. The stylish kitchen/dining room is fitted with modern units, integrated appliances and a breakfast bar, providing an excellent space for family life and entertaining. A study, which could also be used as an additional bedroom, is also located on this floor.

The second floor offers two double bedrooms, both with built-in storage and en-suite facilities, enjoying views across the South Hams countryside and Blackawton village.

Outside, the roof terrace and private lawned garden provide excellent outdoor space, while off-road parking and an integral garage add further convenience.

DIRECTIONS What3Words - [little.scary.youths](https://www.what3words.com/).

From Totnes, take the A381 towards Kingsbridge and Dartmouth. At Halwell, turn left onto the A3122 towards Dartmouth. At the Forces Tavern crossroads, turn right, following signs for Blackawton. Continue to the T-junction and turn right, then take the next left onto Chapel Street, signposted Cotterbury. Proceed along Chapel Street for approximately 100 yards, where the property will be found on the left-hand side.



Approximate Gross Internal Area 1662 sq ft - 154 sq m
(Excluding Garage/Store)

Ground Floor Area 585 sq ft - 54 sq m

First Floor Area 585 sq ft - 54 sq m

Second Floor Area 492 sq ft - 46 sq m

Garage/Store Area 278 sq ft - 26 sq m

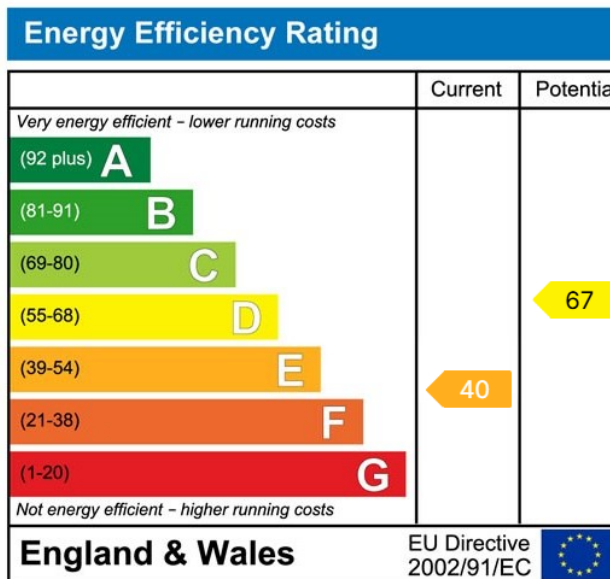


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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



Use the QR code for further "Material Information" about this home

- Four/Five Double Bedrooms
- Detached Period Property
- Formerly the Old Sunday School
- Converted in 1977
- Far Reaching Countryside Views
- Potential for Multigenerational Living
- Roof Terrace and Elevated Rear Lawned Garden
- Integral Garage and Parking
- Central Village Location
- Open Plan Kitchen/Dining Room



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