



The Burrows



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8 Higher Island, Blackawton, Devon, TQ9 7BX

Dartmouth 5 miles Kingsbridge 8 miles Totnes 11 miles

A beautifully presented 4 bedroom family home featuring a stunning kitchen/dining room, versatile living spaces, and mature gardens with south-west facing terrace.

- Beautifully presented
- Detached bungalow
- Versatile family home
- Level gardens
- 4 bedrooms
- Parking & garage
- Freehold
- EPC / Council Tax E

Guide Price £595,000

SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church, public house and community shop. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 15 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

The Burrows is situated on a quiet cul de sac on the edge of the popular village of Blackawton. This exceptional family home offers versatile living with a stunning open-plan kitchen and dining area at its heart, featuring premium Quartz worktops and French doors opening to a south-west facing terrace. The property provides four bedrooms positioned at opposite ends for maximum flexibility, served by a luxurious family bathroom with freestanding bath and a separate ensuite shower room. A bright dual-aspect sitting room with wood-burning stove and dedicated study complete the interior, while outside, a private driveway leads to ample parking and garage with mezzanine storage. The beautifully maintained gardens feature level lawns, mature shrubs for privacy, raised vegetable beds, and multiple entertaining areas accessible via several sets of French doors throughout the home.



ACCOMMODATION

Step through the front door into a generous entrance hallway that immediately sets the tone for this thoughtfully designed home. The hallway offers an airing cupboard housing the hot water cylinder as well as a most useful utility cupboard with space and plumbing for washing and drying machines. Kardean flooring leads through to the stunning open-plan kitchen and dining area forms the social hub of this property. Elegant panelling and integrated shelving create a striking feature wall in the dining space, while French doors flood the area with natural light and provide seamless access to the paved terrace - ideal for al fresco dining and entertaining. The contemporary kitchen showcases premium Quartz worktops flowing around a central island, complemented by thoughtfully arranged floor and wall units. Complete with space for an electric range cooker, fridge freezer and integrated dishwasher, this kitchen is designed for both everyday cooking and hosting friends and family. Adjacent to the kitchen, the bright dual-aspect sitting room offers a perfect retreat, with French doors creating an airy atmosphere and a cosy wood-burning stove providing warmth during cooler months. A dedicated study provides an ideal work-from-home space.

The property's clever layout positions bedrooms at opposite ends, creating exceptional versatility for family life. Bedroom one features built-in wardrobes, while bedroom two offers equally generous proportions. Both rooms are served by an elegant family bathroom complete with a luxurious freestanding bath, separate shower, WC, basin and heated towel rail. A separate hallway leads from the kitchen/dining room and provides convenient access to the driveway and garden via French doors whilst also leading to bedrooms three and four. Bedroom four boasts its own French doors for added light and garden access, while both rooms benefit from a connecting ensuite shower room with walk-in shower facilities, WC and basin.

OUTSIDE

A private driveway provides convenient access to generous parking for multiple vehicles, leading to a practical garage with manual up-and-over door. The garage maximizes storage potential with a useful mezzanine level, while an additional shed positioned behind offers extra storage space. The beautifully maintained gardens wrap around the property, featuring level lawns that create a safe, family-friendly outdoor space. The south-west facing paved terrace, accessible from both the sitting room and kitchen-dining area, captures the best of the evening sun - perfect for entertaining and al fresco dining throughout the warmer months. Beyond the terrace, the level lawn extends across the garden, bordered by mature shrubs that provide natural privacy and year-round colour. For those with green fingers, a dedicated area with raised beds offers the perfect opportunity for growing your own vegetables and herbs.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Underfloor heating to bedrooms 3 and 4 and the interconnecting ensuite shower room.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

Driving towards Dartmouth take the right turning off the A3122 towards Blackawton. Follow the lane all the way to the village where you will find Higher Island on your left just before you head downhill into the village. The property will be found a short distance on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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