

8 HIGHER ISLAND BLACKAWTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



8 HIGHER ISLAND, BLACKAWTON

A lovely detached family home offering beautifully presented accommodation, combining contemporary styling with flexible living spaces, generous parking and delightful gardens enjoying a sunny south-west aspect. Situated within a quiet cul-de-sac on the edge of the popular village of Blackawton, this lovely property is perfectly suited to modern family life.

Occupying a good sized plot, The Burrows has been thoughtfully updated to create a light-filled home centred around a stunning open-plan kitchen and dining space. Large windows and French doors bring the outside in, while the adaptable layout provides excellent flexibility for growing families, those working from home or anyone seeking accommodation suitable for guests or multi-generational living.

Outside, the property sits in a beautifully established garden, a private driveway providing additional parking, a garage and several areas designed for relaxing or entertaining.

The front door opens into a welcoming reception hall, where Karndean flooring flows through the main living areas. Practical storage has been carefully considered, with both an airing cupboard and a concealed utility cupboard providing space for laundry appliances.

The kitchen and dining room forms the heart of the home. Finished with Quartz work surfaces and a substantial central island, the kitchen offers an excellent range of fitted units together with space for a range-style cooker and American-style fridge freezer. The adjoining dining area provides ample room for family meals and entertaining, enhanced by French doors opening directly onto the terrace.

A generously proportioned sitting room enjoys a dual aspect, creating a wonderfully bright living space. French doors lead out to the garden, while a wood-burning stove provides an attractive focal point and a cosy atmosphere during the cooler months.

A separate study offers an ideal home office, hobby room or children's playroom.

The bedroom accommodation has been cleverly arranged in two distinct sections of the house. The principal bedroom benefits from fitted wardrobes, while the second double bedroom sits alongside and is served by an elegant family bathroom featuring a freestanding bath, separate shower enclosure, wash hand basin, WC and heated towel rail.

From the kitchen, an inner hallway leads to the remaining two bedrooms. Bedroom Four also enjoys its own set of French doors opening out to the garden. These bedrooms share a contemporary shower room, making this part of the house equally well suited for older children or visiting guests.

A private driveway provides ample parking for several vehicles and leads to the garage, complete with a useful mezzanine storage area. A further garden shed offers additional storage for tools and equipment.

The gardens have been lovingly maintained and provide a wonderful extension of the living space. A paved terrace enjoys a sunny south-west orientation and is perfectly positioned for outdoor dining, barbecues and evening entertaining. Beyond is a level lawn framed by mature planting, creating both privacy and year-round interest.

Blackawton has a strong community with a highly regarded primary school, community run shop, church and a public house. Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north.





KEY FEATURES

- Lovely detached family home in a pretty South Hams village location
Spacious open-plan kitchen/dining room with Quartz worktops, central island and French doors to the garden
- Spacious dual-aspect sitting room featuring a wood-burning stove and direct access to the garden
- Four well-proportioned bedrooms with a flexible layout, ideal for families, guests or multi-generational living
- Stylish family bathroom and separate contemporary shower room
- Separate study/home office, perfect for remote working or use as a playroom or hobby room
- Private driveway providing ample parking, together with a garage featuring mezzanine storage and a useful garden shed
- Beautifully established south-west facing gardens with level lawn, mature planting and a generous paved terrace for outdoor entertaining





PROPERTY DETAILS

Property Address

8 Higher Island, , Blackawton, Totnes, TQ9 7BX

Mileages

Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles. All mileages are approximate

Services

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

EPC Rating

Current: D Potential: C

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order

Directions

From Dartmouth take the A3122 Totnes road. After approximately three and a half miles turn left at Oldstone Cross signposted Strete and Blackawton and then turn almost immediately right. Continue towards the village of Blackawton and after entering the village Higher Island is on the left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN



Total area: approx. 163.2 sq. metres (1756.5 sq. feet)



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