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Little Sigford Cottage

## Little Sigford Cottage, Sigford, Newton Abbot, TQ12 6LF



A38 (Caton) 1.5 miles, Ashburton 3 miles,  
Newton Abbot: 7 miles.

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A charming and extended period  
cottage, set in the heart of a  
tranquil South Dartmoor hamlet.

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- Attractive moorland cottage
- Easy access to dual carriageway
- 1072sqft of accommodation
- Three first floor bedrooms
- Pleasant cottage courtyard
- Versatile rear outbuilding
- Freehold
- Council tax band: B

Guide Price £300,000

### SITUATION

Nestled in the heart of the tiny and tranquil hamlet of Sigford, enjoying a peaceful setting surrounded by the extensive Dartmoor countryside. The area offers immediate access to walks, rides and open moorland, perfect for those seeking an active rural lifestyle. Just two miles to the southeast is the bustling moorland town of Ashburton, with a superb range of independent shops, artisan food outlets, and excellent schooling. The A38 dual carriageway is within easy reach at nearby Caton, placing Exeter, Plymouth and the wider South Devon region within convenient commuting distance.

### DESCRIPTION

Little Sigford Cottage forms the centre of a picturesque row of three stone-built cottages, tucked below the quiet lane and enjoying lovely views across surrounding fields and wooded slopes. The cottage has been tastefully extended and updated, blending traditional features with modern-day comforts. Notable highlights include a granite fireplace with wood-burning stove, exposed stonework and ceiling beams, and a smartly fitted kitchen-dining room.

### ACCOMMODATION

A spacious entrance hall with timber panelling and wood-style flooring leads into the main living room, a cosy and welcoming space featuring a granite fireplace with wood-burner, a ceiling beam and window seat overlooking the front. Beyond lies the well-equipped kitchen-dining room with a stylish range of white gloss units, distressed wood-effect worktops and Beko range cooker with LPG hob. A door leads to the rear yard and store.

Upstairs, the first floor landing is characterful, with exposed timbers and a decorative (non-working) fireplace. There are three bedrooms in total—two generous doubles and a third smaller bedroom, currently used as a study or child's room. The principal bedroom enjoys countryside views and has an en-suite shower room. A smart family bathroom is fitted with a modern white suite and over-bath rainfall shower.

### OUTSIDE

At the front of the cottage is a charming, paved courtyard garden with a sunny south-westerly aspect—ideal for sitting out and enjoying the peaceful setting. Enclosed and low-maintenance, it offers space for a small table and chairs, with room for potted plants. To the rear is a small yard and useful outhouse/store.

### SERVICES

Mains electricity. Shared private water. Shared private drainage. LPG-fired central heating (via external cylinders). Ofcom advises standard broadband and very limited mobile coverage is available to the property.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.  
Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email:hq@dartmoor-mpa.gov.uk

### AGENTS NOTE

There is a flying freehold between Little Sigford Cottage and the neighbouring property, Little Grey House. A portion of bedroom 1 on the first floor, overlaps with the passageway of the neighbouring property. For more information, please contact the agents.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### DIRECTIONS

From Ashburton, join the A38 at the Linhay junction heading towards Exeter. Ignore the first exit signposted Sigford, and instead take the next exit for Caton. At the top of the slip road, go straight across at Hook Cross, following signs for Sigford. After approximately one mile, turn right at the 'T' junction. The property will be found on the right-hand side beside the red telephone box.

What3Words: ///smokers.still.sunblock



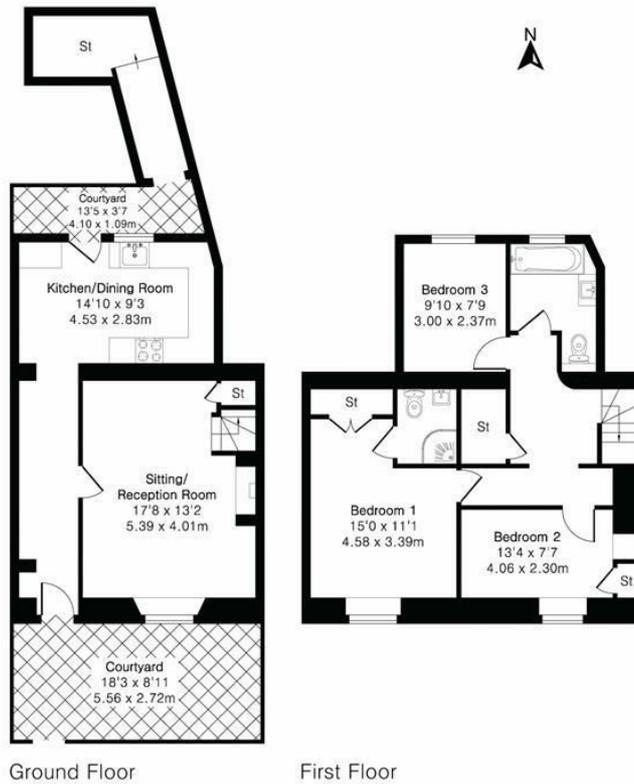
**Approximate Gross Internal Area 1072 sq ft - 100 sq m**

Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 591 sq ft – 55 sq m

Outbuilding Area 42 sq ft – 4 sq m

(Excluding Outbuilding)



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 icon is for initial guidance only and should not be relied on as a basis of valuation.



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
<i>(Not entered) - lowest - lower running costs</i>			
89-91	A		
81-88	B		
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		
<i>(Not entered) - highest - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	80

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