



1 Church Hill Close



STAGS

1 Church Hill Close

Blackawton, Totnes, Devon, TQ9 7BQ

Dartmouth 5 miles Kingsbridge 8 miles Totnes 11 miles

A detached and spacious family home offering four bedrooms, a double garage and gardens.

- Superb position in the village
- Light and well flowing accommodation
- Sitting room with bi fold doors to the garden
- Well fitted kitchen and adjoining family room
- 4 bedrooms, 1 en suite bathroom and family bathroom
- Double garage plus parking for 3 cars
- Freehold sale
- Council Tax Band F

Guide Price £525,000

DESCRIPTION & ACCOMMODATION

This superb property is well positioned within a private close of just three homes, enjoying delightful easterly views over the thriving village of Blackawton and the surrounding countryside beyond. Originally constructed between 1987 and 1988, the house has been sensitively improved during the vendors ownership of over 17 years.

The well-proportioned accommodation flows comfortably, with a generous sitting room featuring bi-fold doors opening directly onto the south-facing garden. The well-equipped kitchen, with breakfast bar, opens through to the dining area, creating a highly desirable family living space. From the welcoming entrance hall there is ample storage, a cloakroom, and a well-lit turning staircase leading to the central landing. The property provides four bedrooms, including one with an en-suite bathroom, with the principal bedroom positioned above the double garage. There is also a family shower room and multiple access points to useful eaves storage.

The gardens lie predominantly to the south of the house and feature a striking weeping beech, a particularly productive apple tree, and a variety of established shrubs. The outlook from the property is very appealing, with attractive views across the village and countryside, while the garden also offers excellent opportunities to enjoy the evening sunsets to the west. The double garage benefits from a rear side access door, and to the front there is ample off-road parking for at least three vehicles.

TENURE & SERVICES

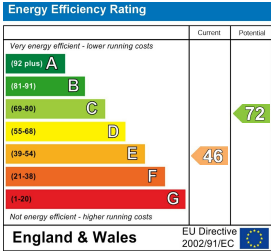
Freehold sale. All mains services are connected and heating is provided by an oil-fired boiler. There is electric underfloor heating in the kitchen. According to Ofcom, the property benefits from good mobile coverage and up to Superfast broadband is available.

What3words:///rigid.prowess.inflates





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.



1 The Promenade,
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk
01548 853131

Approximate Area = 1651 sq ft / 153.4 sq m
Garage = 233 sq ft / 21.6 sq m
Total = 1884 sq ft / 175 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1406936



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London