



Abbey View



# Abbey View

, Cornworthy, Devon, TQ9 7ES

Dittisham 2.7 miles; Totnes: 5 miles, Dartmouth: 7 miles

Detached village home with landscaped gardens, parking, outbuilding and views, in the heart of Cornworthy

- Sought-after South Hams village
- Beautiful landscaped gardens
- Detached double garage with store
- Easy access to major transport links
- Freehold
- Excellent condition throughout
- Former stone barn outbuilding
- Ample off-street parking
- Nearby country and River Dart walks
- Council tax band D

Guide Price £795,000

## SITUATION

The property is situated within the South Hams Village of Cornworthy close to the River Dart. Cornworthy occupies almost the entire length of two opposing valleys, there are fabulous walks around the village along the banks of Bow Creek and the River Dart and due to the village's secluded position a strong sense of community prevails.

The village is designated a conservation area due to its historic buildings and in an area of great landscape value. The village benefits from a friendly local pub, a stunning 15th century church and village hall, which holds a variety of social events.

Cornworthy enjoys great access to the Coast, with the coastal town of Dartmouth 7 miles away and the sandy beach of Blackpool Sands just 8 miles distant.

## DESCRIPTION

Abbey View is a lovely detached period property, originally a farmhouse dating back to the 1830s with later additions. Well presented throughout, it enjoys an elevated position within this peaceful and highly sought after South Hams village and features good sized landscaped gardens with far-reaching views over Cornworthy and the surrounding countryside as well as a former stone barn. Unusual in this location is the substantial double garage fronted by a spacious parking area for several vehicles. Abbey View offers a rare opportunity to secure an attractive and versatile character home with excellent outdoor space, offering further potential if required and benefitting from easy access to the coast, Dartmouth, Totnes and the beautiful River Dart countryside.



## ACCOMMODATION

The front door opens into a porch, which leads through to the dining room with a log burner at the front of the house. This room flows into the kitchen, which is well-fitted with a range of units and includes space for freestanding appliances. A skylight above brings additional natural light into the kitchen.

From here a doorway leads to an internal hallway providing access to the staircase and a utility room with sink, worktop, storage and plumbing for appliances. Beyond this is a ground floor shower room with WC and wash-hand basin whilst an airing cupboard also houses the boiler.

The sitting room, with dual-fuel log burner, is generously proportioned and leads into the conservatory through glazed doors. A door connects to a study from the living area, ideal for home working, and also connects directly with the conservatory. The conservatory opens onto a garden terrace and provides an additional reception space.

On the first floor, the landing gives access to four bedrooms and a family bathroom. Three of the bedrooms are good-sized doubles and one is a comfortable single. The bathroom includes a WC, basin and bath with shower over. A loft hatch on the landing provides access to a large attic, offering potential for conversion, subject to the necessary consents.

## OUTSIDE

The garden at Abbey View is a standout feature, thoughtfully landscaped and beautifully established to create a peaceful and highly attractive outdoor setting. Designed over a series of gently tiered levels, it combines paved terraces, mature planting, and carefully arranged borders that provide colour and interest throughout the seasons.

A raised paved terrace sits at the top of the garden, offering an elevated outlook across Cornworthy and the surrounding countryside. Meandering paths lead through richly planted beds filled with flowering shrubs and perennials, with sheltered spots ideal for outdoor dining or quiet enjoyment.

To the side of the property is a detached outbuilding, formerly a piggery, with power, water and partial insulation in place. This provides excellent potential for use as a workshop, studio or future conversion (subject to planning). The detached double garage, which sits beyond the garden, has twin doors and power connected plus an attached workshop/store. To the front of the garage is a parking area for multiple vehicles and to the rear a garden utility space with greenhouse and raised beds. A gateway provides access from the parking area to the gardens.

## SERVICES

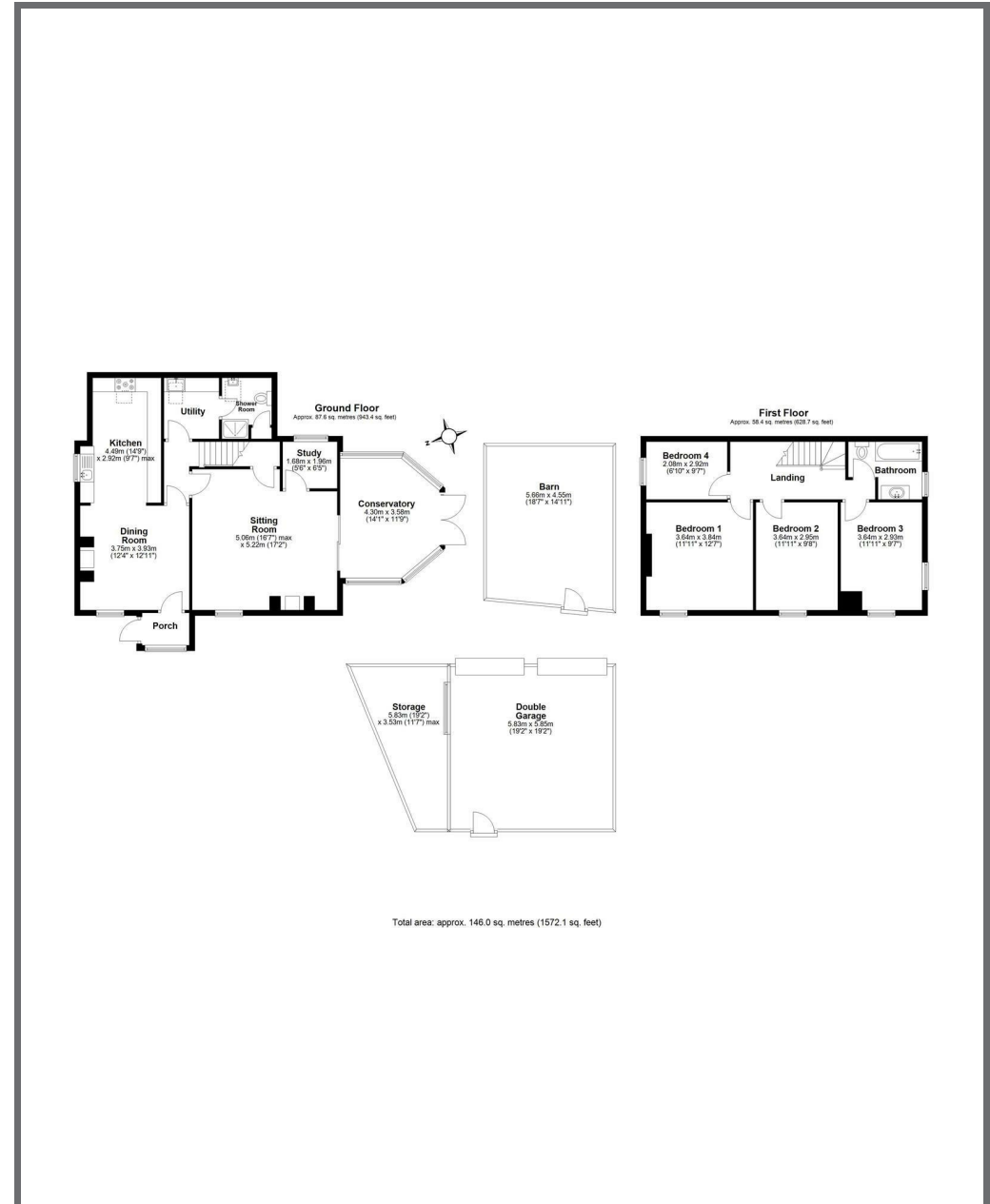
Mains water, electricity and drainage. Oil-fired central heating.

## DIRECTIONS

From Totnes, take the A381 towards Kingsbridge. Before reaching the top of the hill, turn left signposted Ashprington and Cornworthy. Continue through Ashprington and Tuckenhay (or bypass Ashprington by turning right beforehand), and follow signs to Cornworthy. As you descend Abbey Road into the village, the property is located 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 | 35                      |           |
| (1-20)                                      | G |                         | 76        |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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