



Littlecroft



Littlecroft

Coffinswell, Newton Abbot, TQ12 4SW

Newton Abbot 3 miles Torquay 6 miles Totnes 10 miles Exeter 18 miles

A detached thatched cottage in sought after Coffinswell, with flexible living, village charm and easy access to South Devon countryside.

- Thatched Cottage
- Character Features Throughout
- Easy Access to Amenities
- Freehold
- EPC Band E
- Driveway Parking
- Large Garden With Country Views
- Master En-Suite
- Council Tax Band F
- Grade II Listed

Guide Price £650,000

Nestled in the heart of the highly sought after village of Coffinswell, this enchanting detached thatched cottage offers a rare opportunity to acquire a quintessential period home full of charm and character. Beautifully blending traditional features with practical living space, the property enjoys a picturesque setting within easy reach of Newton Abbot and the stunning South Devon countryside, with an abundance of beautiful countryside walks right on the doorstep.

The ground floor accommodation is both spacious and versatile, centred around a welcoming entrance hall. A generous sitting room provides a cosy yet well-proportioned reception space, ideal for relaxing and entertaining alike. The kitchen/dining room forms the heart of the home, offering ample room for both family living and social occasions. In addition, a ground floor bedroom provides flexibility for guest accommodation, home working, or multi-generational living.

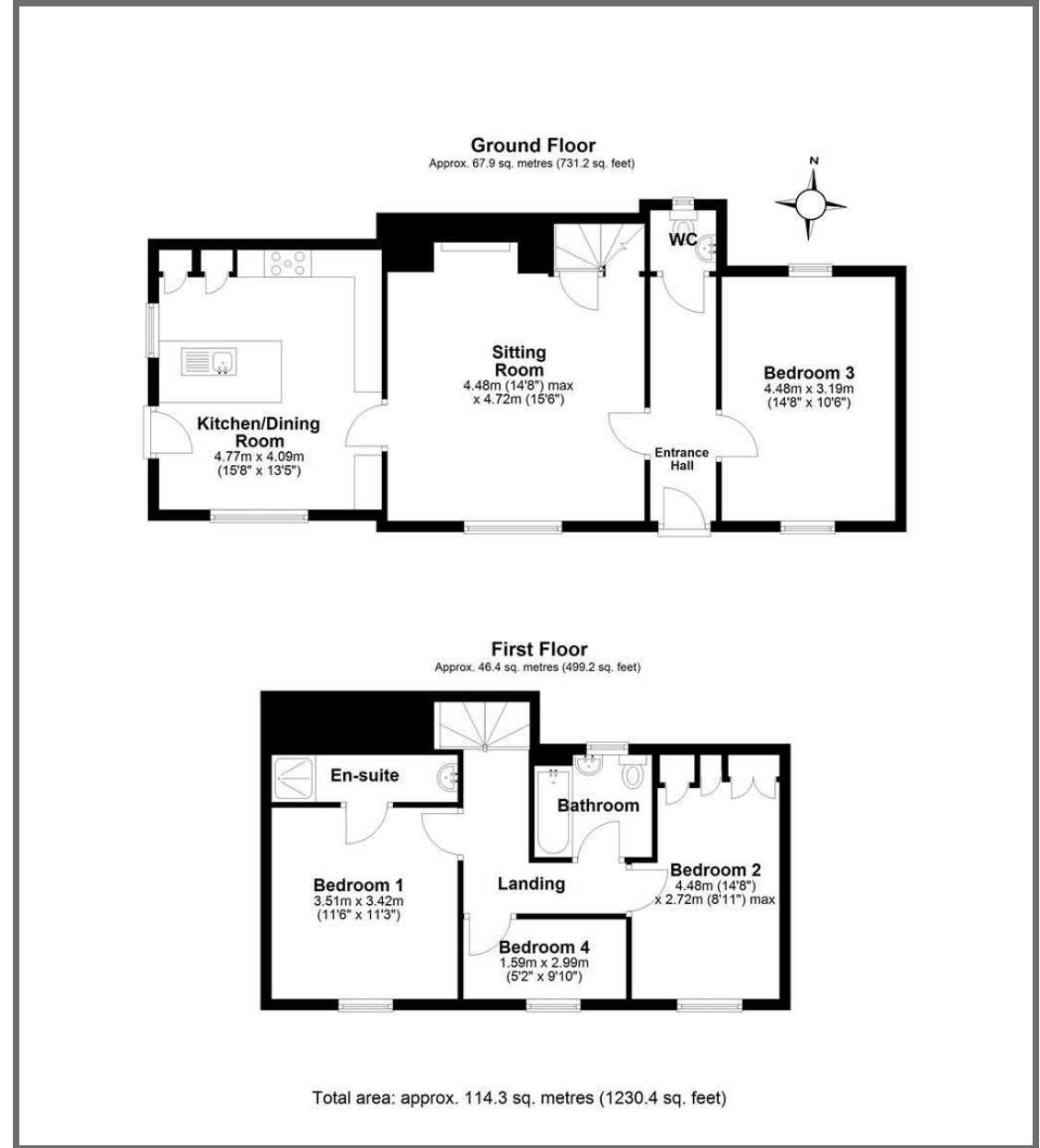
To the first floor, three bedrooms are arranged around a central landing, offering a well-balanced and practical layout. The principal bedroom benefits from its own en-suite facilities, creating a comfortable and private space. The remaining two bedrooms are well-proportioned and served by a family bathroom, which is conveniently positioned to accommodate both rooms. The layout provides clearly defined sleeping accommodation, making it ideal for families or those requiring separate guest rooms, while maintaining a sense of space and flow throughout the upper floor.

Externally, the property benefits from a generous garden, enjoying delightful countryside views and providing an excellent space for outdoor relaxation and entertaining. There is also ample parking available on a private driveway, adding further practicality to this charming home. With its distinctive thatched roof, generous layout and charming village location, this delightful cottage represents a truly special home, ideally suited to buyers seeking a unique property in an idyllic Devon setting.





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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk
01803 200160



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London