

LOWNARD COTTAGES TOTNES



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



LOWNARD COTTAGES

Situated in this charming, tiny hamlet in Dartington, within a short walk of the village shop, the Cider Press centre, complete with artisan bakery, is this unique 2 bed cottage sitting in a third of an acre. Surrounded by an abundance of wildlife with gardens running down to 20m of frontage onto Bidwell Brook, complete with ducks, trout, and even the occasional otter! This truly is an idyllic, quiet setting, and only 10 minutes cycle, along the picturesque cycle path, to Totnes train station.

The cottage had a carefully considered, complete renovation 5 years ago, using eco friendly building products. It has underfloor heating throughout. On the ground floor there are two double bedrooms and a family bathroom with walk in shower. On the first floor is a wonderful vaulted open plan living room with exposed trusses offering an abundance of volume and light with a wood burner and Oak flooring leading out onto a deck. The bespoke Kitchen is fitted with a range of wood units under slate worktops with a Siemens electric self cleaning oven, Gas hob (LPG), and built in fridge freezer and dishwasher.

Outside there are various outbuildings, a garage, and a cabin complete with a log burner. The grounds consist of a variety of fruit trees, vegetable beds, a greenhouse, and lawned areas with an array of flowers and shrubs bordering Bidwell Brook.

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station, giving direct connections to London Paddington. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns





KEY FEATURES

- 0.37 of an Acre
- Idyllic Setting
- Walking distance to The Cider Press
- Parking
- Outbuildings
- Re thatched 6 years ago and re ridged this year.
- No Onward Chain





PROPERTY DETAILS

Property Address

4, Lownard Cottages, Totnes, Devon, TQ9 6JJ

Mileages

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

Services

Mains Drainage

Mains Water

Under Floor Heating

LPG

Wood Burner which can supply hot water

EPC Rating

Current: D, Potential: C

Council Tax Band

D

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

**Approximate Gross Internal Area 902 sq ft - 84 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 422 sq ft – 39 sq m

Garage Area 163 sq ft – 15 sq m

Outbuilding Area 433 sq ft – 40 sq m





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