

4 KEEPERS COTTAGE NR DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



4 KEEPERS COTTAGE, HILLFIELD

Set within the attractive and highly regarded Hillfield Village development, 4 Keeper's Cottage enjoys a peaceful rural setting surrounded by beautiful Devon countryside, just a short drive from the historic waterside town of Dartmouth.

Offering well-presented accommodation throughout, this delightful property combines character, comfort and practicality, making it an ideal holiday retreat or second home.

Situated within the former walled garden, the cottage benefits from a peaceful position with lovely views of its surroundings. The accommodation is well arranged and features a light and spacious open-plan living area with an impressive vaulted ceiling, creating a wonderful sense of space and natural light. French doors open directly onto a private decked terrace, perfect for outdoor dining, entertaining or simply relaxing while enjoying the peaceful surroundings.

The contemporary kitchen is well fitted and equipped to a good standard, incorporating a range of integral appliances and ample storage, seamlessly complementing the living space. Also located on the ground floor is an excellent principal bedroom with en-suite bathroom, together with a separate stylish family shower room. Stairs rise to a good sized galleried first-floor bedroom, which could equally provide an additional sitting area or home workspace if required.

Externally, this lovely home enjoys a private decked terrace, perfect for outdoor dining, entertaining or simply relaxing the property benefits from a private allocated parking space. There is also access to the beautifully maintained communal grounds that form part of the Hillfield Village development.

The property is subject to holiday use/second home occupancy only.

An estate service charge of approximately £306.75 per quarter applies.

Hillfield Village occupies a wonderfully peaceful rural setting, promoting a relaxed yet active lifestyle surrounded by some of South Devon's most spectacular scenery. Dartmouth, located just a couple of miles away, is renowned for its picturesque waterfront, excellent sailing facilities and the famous annual Royal Regatta. The town offers an excellent selection of independent shops, cafés, restaurants and galleries, while the surrounding area provides easy access to stunning beaches, scenic coastal walks and several highly regarded golf courses. Mainline railway connections to London Paddington are available from Totnes, approximately 13 miles away, with the A38 Devon Expressway accessible at Buckfastleigh, around 19 miles distant.





KEY FEATURES

- Charming end terraced barn conversion
- Situated in old walled garden
- Light filled open-plan living space
- Master bedroom with en-suite
- Galleried bedroom 2
- Decked dining terrace
- Private allocated parking
- Approximately 3 miles from Dartmouth





PROPERTY DETAILS

Property Address

4 Keepers Cottage, Hillfield, Dartmouth, Devon, TQ6 0LX

Services

Mains electricity. Private water supply. Private drainage. Electric heating

EPC Rating

Current: E Potential: B

Council Tax Band

B

Tenure

Freehold

An estate service charge of approximately £306.75 per quarter applies.

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.

Directions

Proceed out of Dartmouth on the A3122 driving through Norton. Take the second left onto Bugford Lane and after about ½ mile, the entrance to Hillfield Village will be found on the left. Follow the drive through passing Reception where you will find the parking area.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



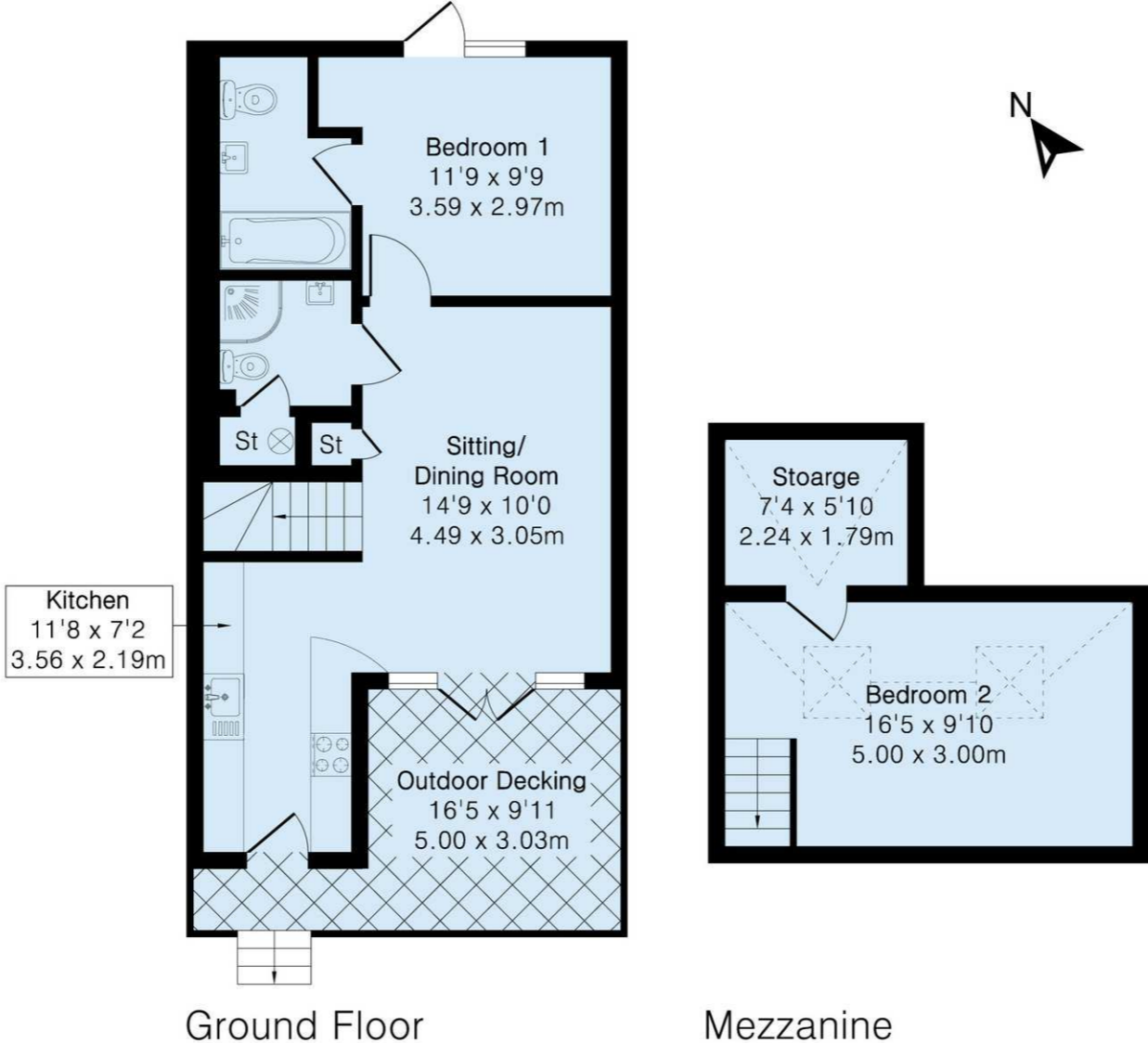
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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 658 sq ft - 61 sq m

Ground Floor Area 449 sq ft – 42 sq m

Mezzanine Area 209 sq ft – 19 sq m



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.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590