

CURTISKNOWLE COTTAGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



CURTISKNOWLE COTTAGE

A simply enchanting Grade II listed cottage set in a wonderful position in a third of an acre of beautiful cottage gardens. The house has been the subject of a comprehensive refurbishment programme over the last few years and has been beautifully presented with great flair and attention to detail.

Entered via a stone porch into the open plan living room/dining room with stripped wood floors and a wood burner, with a wonderful outlook over the garden, this leads through to the study which is a lovely cosy room with fitted bookshelves and a Victorian fireplace and mantle. Off the rear hallway is a sumptuous downstairs shower room and useful utility alcove for a washer/dryer. The Cottage has been skilfully extended to create a light filled bespoke kitchen with a central island which leads through to a fully fitted pantry with drinks fridge and useful storage.

Upstairs are three beautifully presented double bedrooms, two of which have beautiful feature fireplaces. A family bathroom with both a bath and shower cubicle complete the accommodation.

Outside is a great artists studio, which offers a multitude of uses with dual aspect which interconnects with the garage with electric roller shutter with power light and water. The cottage gardens are a delightful array of colour with a lawned area, numerous trees and shrubs.

Curtisknowle is peacefully located deep in countryside of outstanding natural beauty close to the River Avon and between the villages of Diptford and Moreleigh. Curtisknowle is also between the Georgian market town of Modbury and the medieval market town of Totnes, the commercial centre for this part of Devon and where there is a mainline railway station to London Paddington and easy access to the A38 Devon Expressway linking Plymouth with Exeter, where it joins the M5. Schooling in the area is superb with a respected primary school at Diptford and numerous well regarded primary and secondary schools at Totnes. Leisure facilities in the region are excellent with wonderful walks over the unspoilt countryside, along the spectacular coast, and over nearby Dartmoor. Golf is well catered for as is sailing and watersports at Dartmouth with its deepwater moorings and marinas.



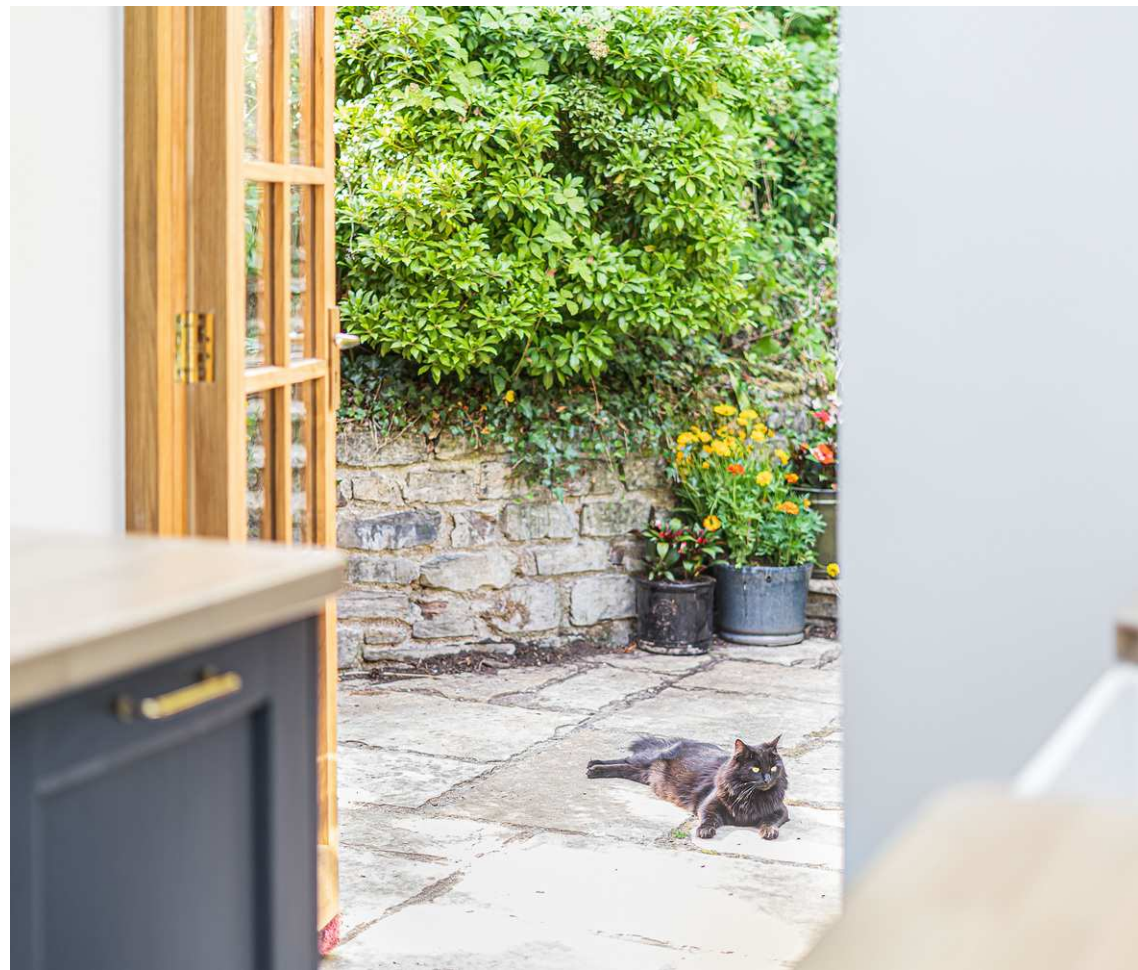




KEY FEATURES

- Third of an Acre
- Beautifully presented
- Extensively refurbished throughout
- Superb Kitchen Extension
- Grade II listed
- Lovely peaceful setting









PROPERTY DETAILS

Property Address

Curtisknowle Cottage, Curtisknowle, Totnes, Devon, TQ9 7JU

Mileages

Totnes 10 miles Exeter 32 miles Plymouth 12 miles (approximately)

Services

Mains electric and water. Drainage via septic tank. Oil fired central heating.

EPC Rating

Current: E, Potential: C

Council Tax Band

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.

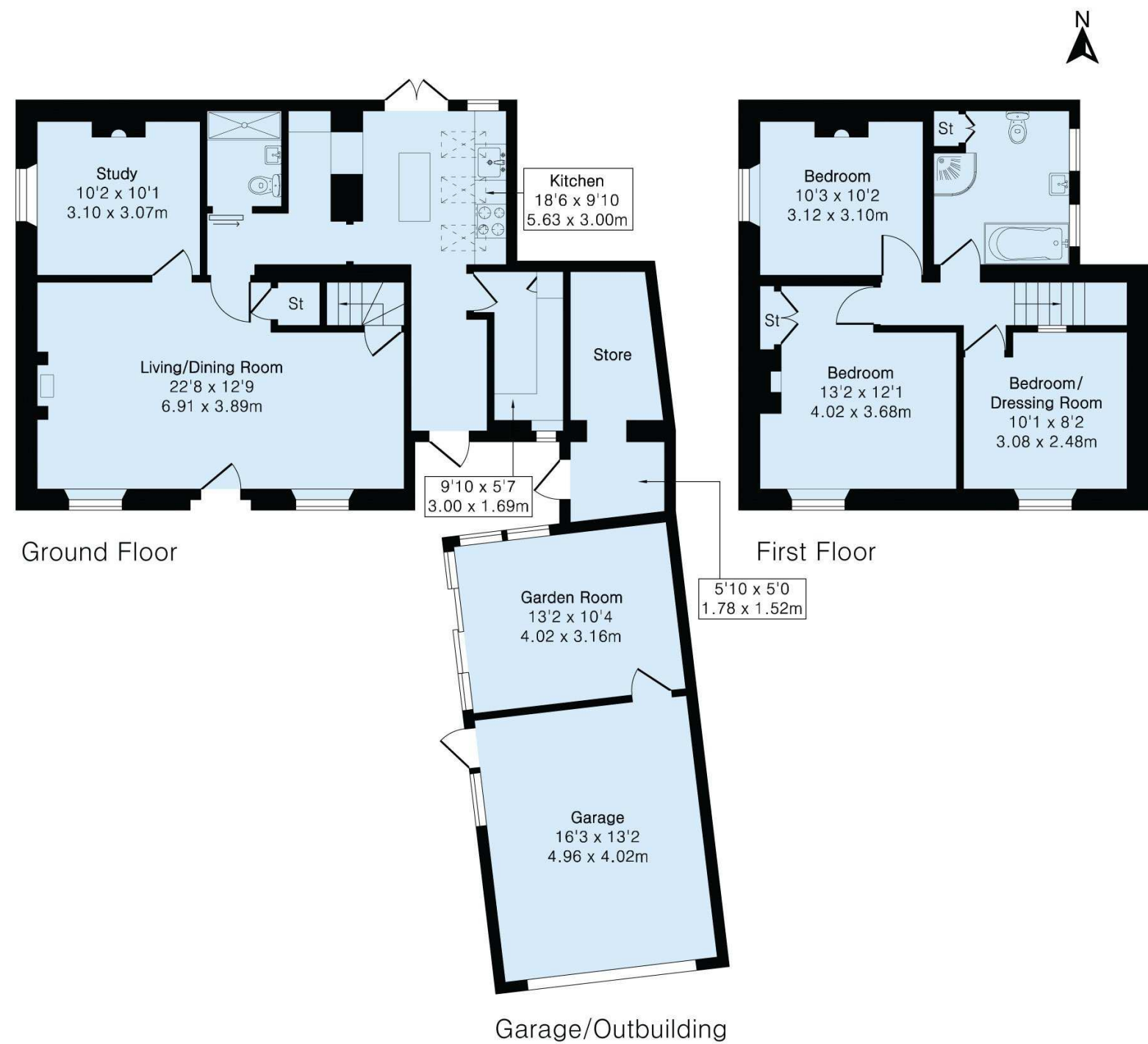
Viewing

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



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FLOOR PLAN







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