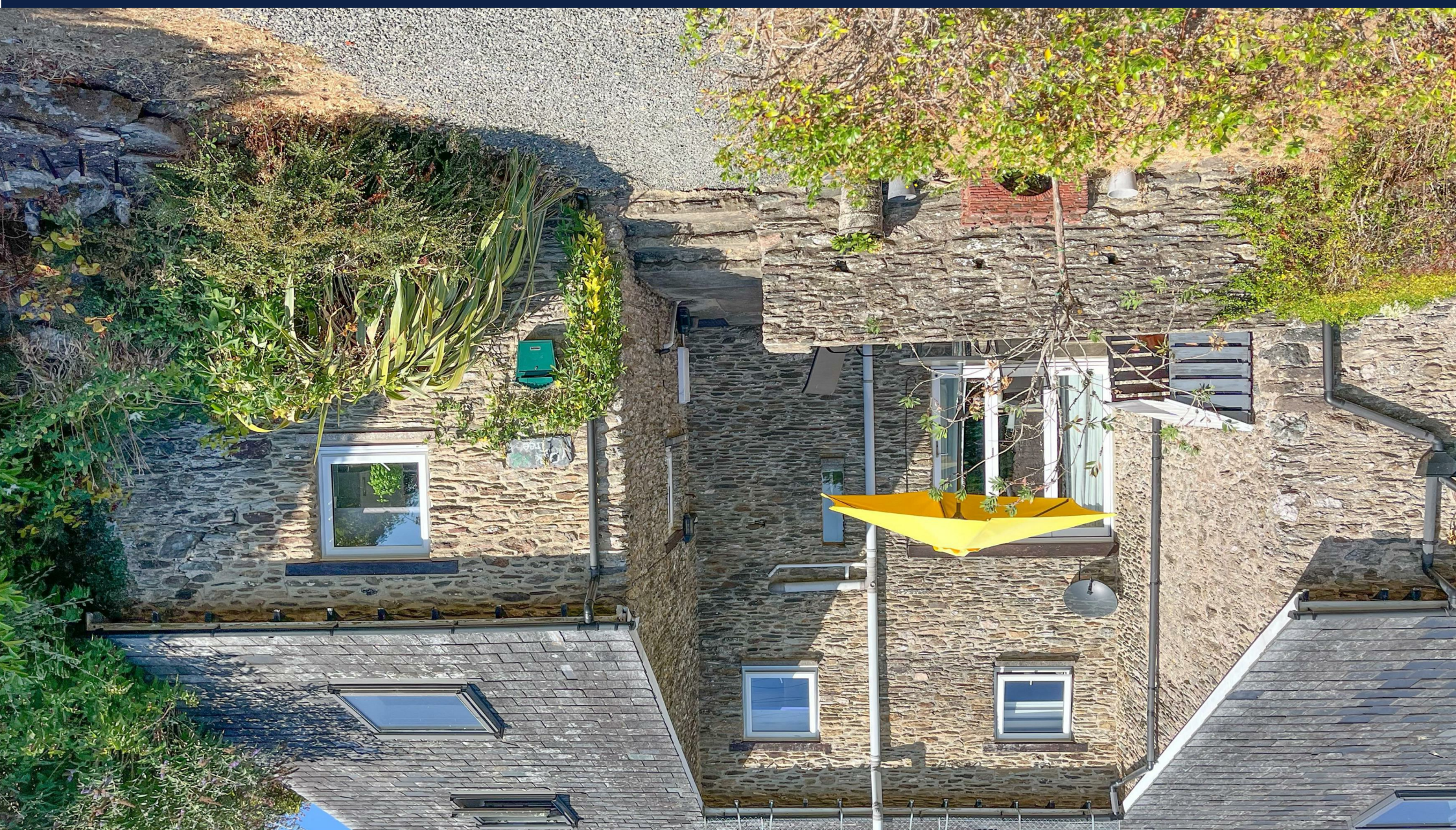
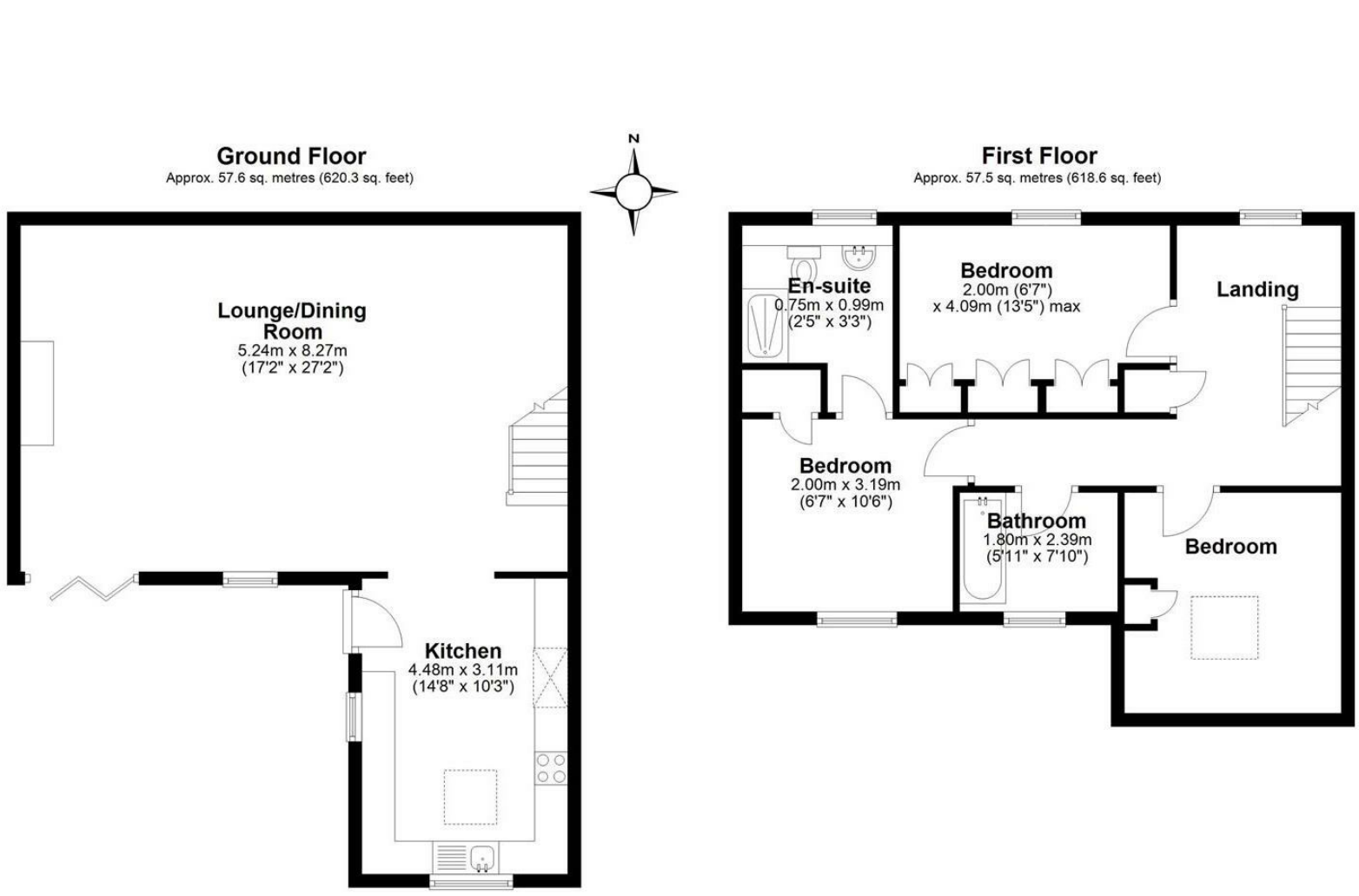
Oak Tree Rose Farm

Dartmouth

Price £469,000

Freeborns ESTATE AGENTS











Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

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Oak Tree Rose Farm Bowden, Dartmouth, TQ6 0LH

This sanctuary for every season is hidden away in the heart of the idyllic South Hams, close to the village of Stoke Fleming. The three bedroom stone cottage is within walking distance to the clear waters of Blackpool Sands and its beautiful beach. There are stunning rural walking routes through countryside trails. As the days shorten, warmth takes centre stage: the expansive living room, anchored by a cracking log burner, provides a backdrop for unforgettable family Christmases with space for a tree and festive morning cheer.

The substantial stone construction is beautifully maintained throughout and is set within an exclusive small cluster of five high-calibre cottage homes, the property is immaculately maintained. Surrounded by a warm, welcoming mix of year-round locals and holidaymakers, it offers the perfect balance of community and coastal calm.

DIRECTIONS

On the A1322 between Halwell and Dartmouth, immediately before the Sportman's Arms turn right (south) signposted for Bugford and Ash. At the end of the lane, turn right at the junction and then left at Bugford Cross. Continue for 1.5 miles (approx) going strait ahead at Ash Cross and Rose Farm is on the right.

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

KITCHEN 14'8" X 10'2" (4.48M X 3.11M)

OPEN PLAN LIVING/DINING AREA 17'2" X 27'1" (5.24M X 8.27M)

BEDROOM ONE 9'10" X 9'3" (3.02 X 2.84M)

ENSUITE SHOWER ROOM 2'5" X 3'2" (0.75M X 0.99M)

BEDROOM TWO 6'6" X 13'5" (2M X 4.09M)

BEDROOM THREE 9'3" X 11'1" (2.84M X 3.4M)

BATHROOM 5'10" X 7'10" (1.8M X 2.39M)

OUTSIDE

The living room's French doors open onto a courtyard terrace, ideal for al fresco dining and entertaining, there is a communal lawned garden to the front of the property ideal for ball games and picnics.

PARKING

Allocated parking for two cars plus additional spaces.

OWNERS COMMENTS

We have really enjoyed our time at Oaktree cottage; its tranquil countryside location has been truly therapeutic. The lifestyle it has afforded us has been very special.

The layout of the house is very practical. Ideal for two, but great accommodation when guests arrive. The rural location with its views of the countryside has been great. Quiet moments with our coffee, watching the wide variety of colourful birds that attend our bird feeders have been lovely.

Whether a casual promenade to the fabulous Blackpool Sands beach or just observing the wildlife on a country walk makes everyday special for us and our visitors. Our adjacent neighbours are second home owners who frequent sporadically. The other three nearby cottages in the nearby mini complex comprise of two permanent family homes and one occasional second home owner who occasionally visit. All are friendly, supportive if needed and appreciate the tranquil ambience of the location.

SERVICES

Electricity, water and drainage are connected.

SERVICE CHARGE

£750 per annum for garden maintenance of all Communal areas, borders and septic tank.

LOCAL AUTHORITY

South Hams District Council

COUNCIL TAX BAND: D

EPC: E

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.











