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2 Below Chapel





Dartmouth 5 miles; Kingsbridge 8 miles;  
Totnes 11 miles

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A three-bedroom cottage with generous gardens, two receptions, outbuildings and parking in a desirable village setting

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- Three double bedrooms
- Sitting room with wood burner
- Dining room with fireplace
- Fitted kitchen
- Ground floor shower room and WC
- Generous lawned garden
- Timber shed and off-road parking
- Scope for updating or reconfiguration
- Freehold
- Council tax band C

Guide Price £360,000



### SITUATION

The idyllic village of Blackawton nestles amongst the stunning rolling hills and countryside of the South Hams. The village has a strong community with a highly regarded primary school, a community shop, a village hall, the parish church of St Michael and popular public house, the George Inn. Dartmouth is the closest town, a popular boating centre boasting a world-famous regatta and naval college, with a unique range of shops, galleries and restaurants.

Blackawton is approximately 8 miles from Totnes allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Totnes also has a mainline railway station, with direct links to London Paddington.

### DESCRIPTION

A three-bedroom attached cottage with generous gardens, two reception rooms, useful outbuilding, and off-road parking, located in a desirable village setting.

### ACCOMMODATION

A glazed front door opens to the dining room with a fireplace. A sliding door leads to the sitting room with fireplace and wood burner. There is a utility area with storage and plumbing for a washing machine. The kitchen has a range of fitted units, pantry cupboards and space for appliances. To the rear is a shower room with a separate WC.

Upstairs are three double bedrooms, one with views over the garden and one with an airing cupboard.

### OUTSIDE

The rear garden is mainly lawn with planted borders and village views. A lower garden offers further potential for a vegetable area or play space. There is a right of pedestrian access via 1 Below Chapel.

Opposite the house is a parking area and part of a large timber shed with scope to create a garage or workshop, subject to planning.

### SERVICES

Mains electricity, water and drainage. LPG boiler for central heating.

### DIRECTIONS

From Totnes, take the A381 towards Kingsbridge and Dartmouth. At Halwell, turn left onto the A3122 to Dartmouth. At the Forces Tavern crossroads, turn right signposted Blackawton. At the T-junction, turn right, then take the next left signed Cotterburry and the next fork right. The property will be found on your right.





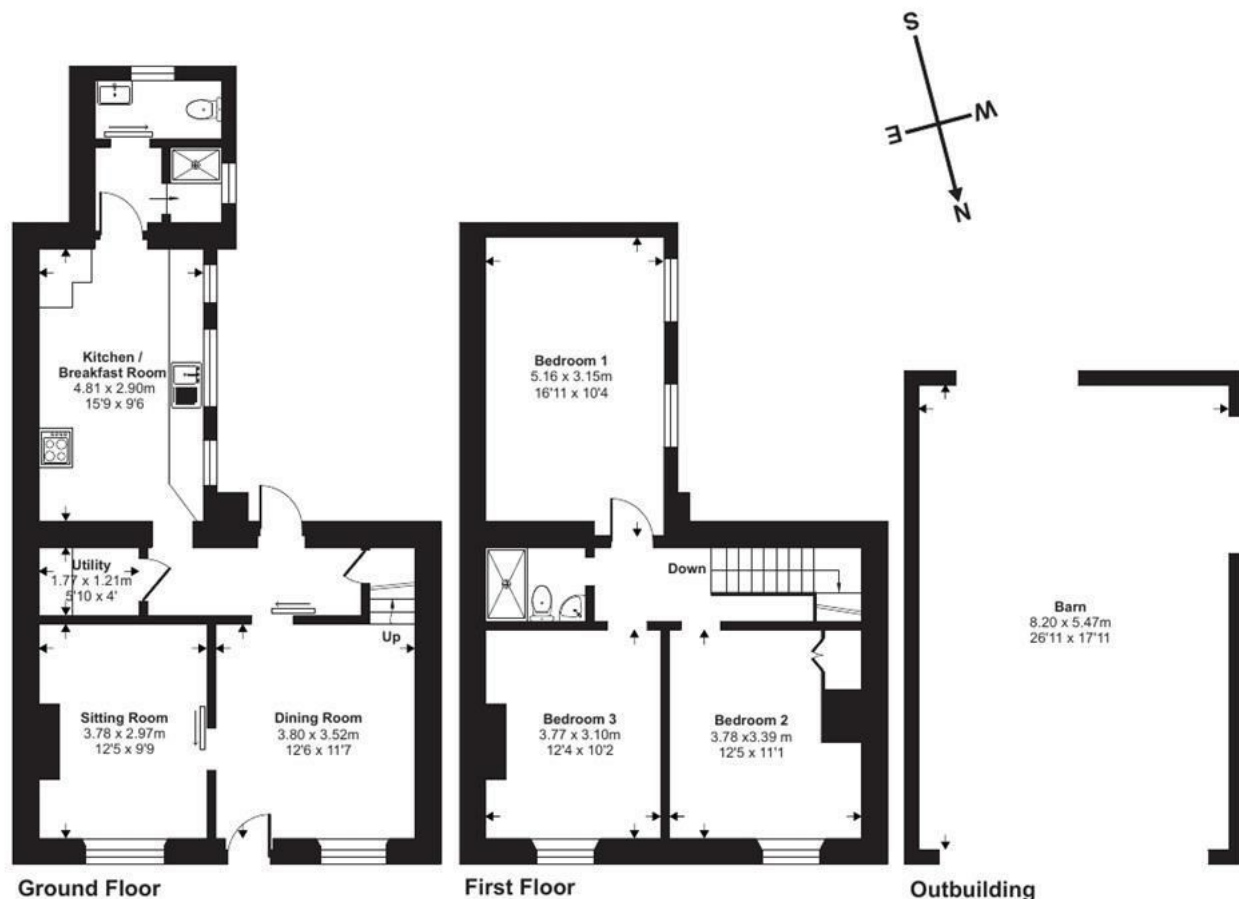


Approximate Area = 1158 sq ft / 107.5 sq m

Outbuilding = 483 sq ft / 44.8 sq m

Total = 1641 sq ft / 152.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1290808

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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