



2 Below Chapel



Dartmouth 5 miles; Kingsbridge 8 miles;
Totnes 11 miles

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

- 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

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 Cotterbury and the next fork right. The property will be found on your right.

Guide Price £360,000

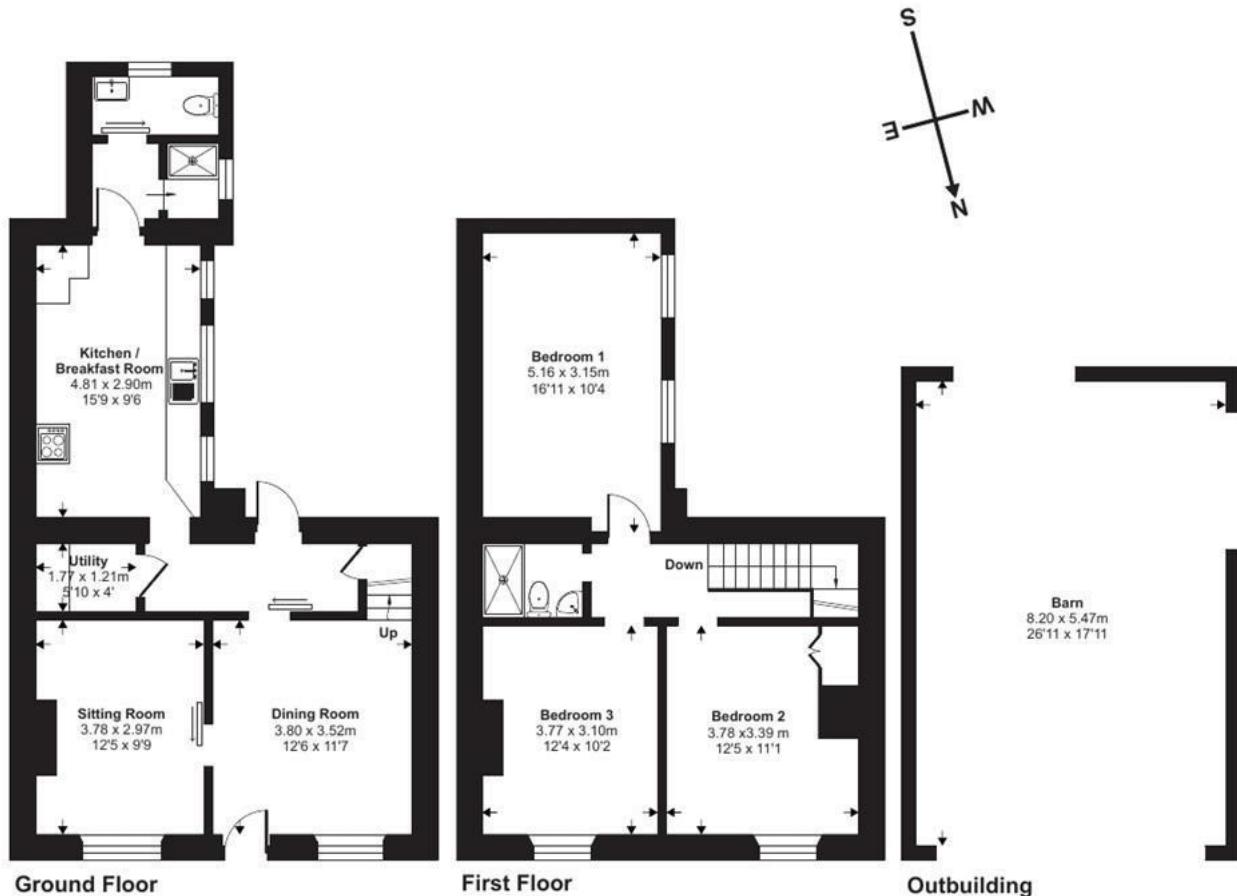


Approximate Area = 1158 sq ft / 107.5 sq m

Outbuilding = 483 sq ft / 44.8 sq m

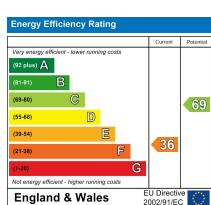
Total = 1641 sq ft / 152.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
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