

BRAMBLE COTTAGE HILLFIELD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



BRAMBLE COTTAGE

Tucked away within the peaceful rural hamlet of Hillfield, just a short drive from the picturesque waterside town of Dartmouth, Bramble Cottage is an attractive two-bedroom converted barn forming part of a small courtyard development. This delightful home offers well-balanced accommodation, a really pretty rear garden, parking for up to two vehicles, and a wonderful countryside setting, making it equally suited as a permanent residence, holiday retreat or investment opportunity.

Approached across an attractive courtyard, the property has a shared entrance porch which leads directly into the heart of the home. The spacious open-plan living area creates a wonderfully sociable environment, with clearly defined areas for cooking, dining and relaxing. The kitchen is thoughtfully fitted with an excellent range of wall and base units providing storage and worktop space, complemented by some integrated appliances making it ideal for both everyday living and entertaining family and friends.

The living area enjoys plenty of natural light and a welcoming atmosphere. There is space for comfortable seating as well as a dining table, creating a versatile living environment. To the rear, a small sun room provides an additional reception space and offers the perfect spot to enjoy a morning coffee, read a book or simply admire the garden throughout the changing seasons. Double doors open directly onto the rear garden.

Stairs rise to the first floor where a landing provides access to two double bedrooms. Both rooms enjoy attractive views across the surrounding countryside, creating a peaceful and relaxing setting. Each bedroom offers ample space for freestanding furniture and benefits from plenty of natural light. Serving the bedrooms is a separate family bathroom, fitted with a modern suite with a bath with shower over, wash hand basin and WC.

Outside, the rear garden is a particular feature of the property. Mainly laid to lawn, it is bordered by an array of mature shrubs, flowering plants and established planting, creating colour and interest throughout the year. The garden provides a wonderful space for outdoor dining, entertaining or simply enjoying the tranquillity of the surrounding countryside. A greenhouse offers excellent opportunities for keen gardeners.

The property further benefits from convenient courtyard parking for 2 vehicles.

Hillfield is a charming and peaceful rural hamlet surrounded by the rolling countryside of the South Hams, yet perfectly positioned for easy access to the vibrant riverside town of Dartmouth. One of South Devon's most desirable destinations, Dartmouth is renowned for its stunning waterfront, rich maritime heritage, excellent sailing facilities and the world-famous annual Royal Regatta. The town offers an outstanding selection of independent boutiques, cafés, award-winning restaurants, traditional pubs and art galleries, together with a thriving year-round community.

The surrounding area offers an abundance of opportunities to enjoy the very best of the South Devon lifestyle. Spectacular beaches including Blackpool Sands, Slapton Sands and Sugary Cove are all within easy reach, while the South West Coast Path provides miles of breathtaking coastal walks. There are numerous golf courses, sailing clubs and outdoor pursuits nearby, making this an exceptional location for those who appreciate the natural beauty of the area.

Despite its idyllic rural setting, Bramble Cottage enjoys excellent transport connections. Mainline rail services to London Paddington are available from Totnes, approximately 13 miles away, while the A38 Devon Expressway can be accessed at Buckfastleigh, around 19 miles distant, providing convenient links to Exeter, Plymouth and beyond.





KEY FEATURES

- Attractive two-bedroom converted barn in the peaceful rural hamlet of Hillfield
- Spacious open-plan living, dining and kitchen area
- Separate sun room with direct access to the rear garden
- Two well-proportioned double bedrooms with countryside views
- Beautiful enclosed rear garden with mature planting
- Greenhouse providing excellent opportunities for keen gardeners
- Courtyard parking for two vehicles
- Conveniently located for Dartmouth, South Devon beaches, the South West Coast Path and wider transport links





PROPERTY DETAILS

Property Address

Bramble Cottage, Hillfield, Nr Dartmouth, Devon, TQ6 0LU

Services

Mains electricity and water. Private drainage to a shared septic tank. Individual electric room heaters

EPC Rating

Current: F Potential: C

Council Tax Band

B

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.

Directions

From Dartmouth take the A3122 towards Totnes. After approximately two miles turn left signposted to Hillfield. Continue on this road for about half a mile and the property is on the left hand side.

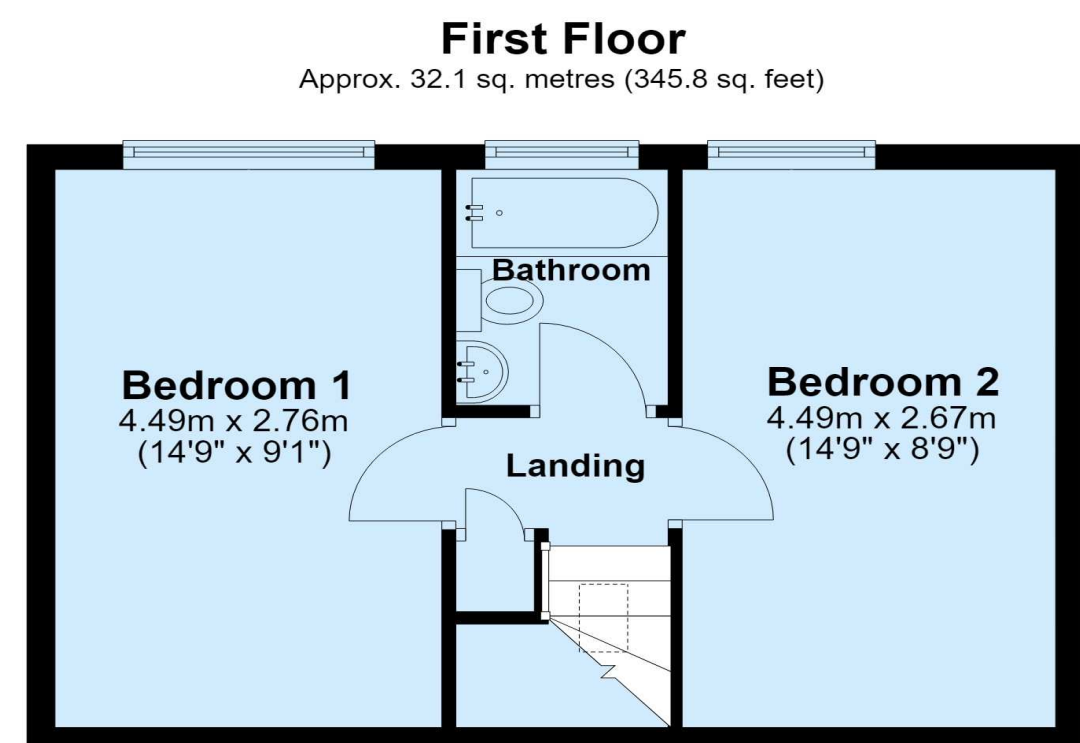
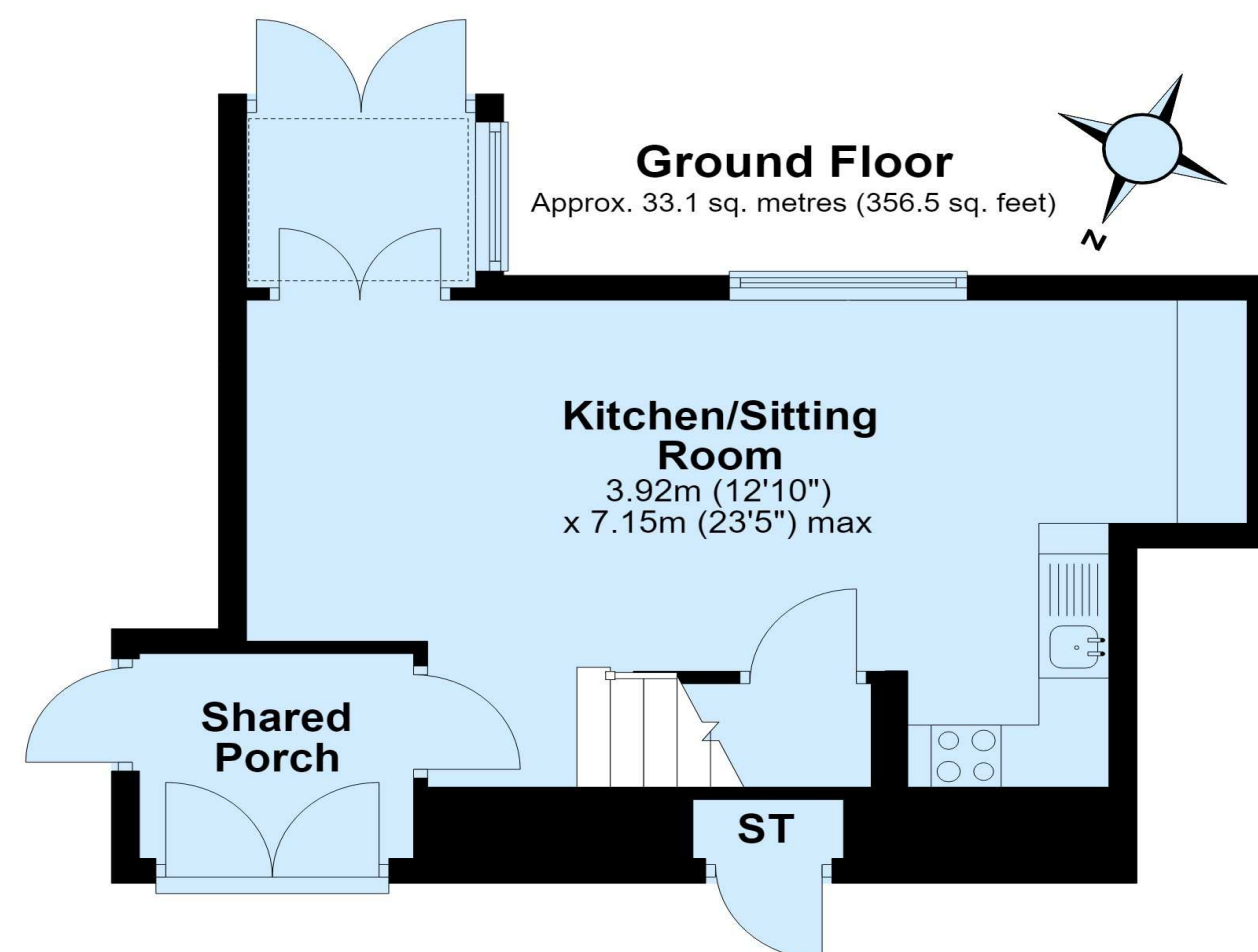
Viewing

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



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FLOOR PLAN



Total area: approx. 65.2 sq. metres (702.3 sq. feet)



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