



1 Church Cottages, Berry Pomeroy
Totnes

Guide Price £370,000

A delightful Grade II listed cottage brimming with character, quietly nestled in the heart of a picturesque village with three bedrooms and large detached garden.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: Awaited

- Delightful cottage
- Grade II listed
- Village location
- Private detached garden

Step inside this delightful Grade II listed cottage and discover a home brimming with character, quietly nestled in the heart of a picturesque village.

From the moment you cross the threshold, you'll sense the gentle embrace of history and welcoming layout that invites you to imagine your own story unfolding here.

This three-bedroom end terraced house offers a rare opportunity for those who appreciate period charm and are ready to add their own touch, as it is in need of light renovation (think fresh décor and thoughtful updates rather than structural overhauls).





The living spaces are warm and inviting, perfect for curling up with a book or gathering friends for lively conversation, while the kitchen offers a practical canvas for your culinary ambitions.

Upstairs, three well-proportioned bedrooms await, each with its own unique outlook and potential, making this home ideal for couples seeking a peaceful retreat, small families looking to settle in a friendly community, or even downsizers who want a manageable yet characterful property.

Of course, with a cottage of this age, you'll find quirks and features that may not suit everyone – lower ceilings in places, uneven floors, and a layout that reflects its heritage rather than modern open-plan living. Yet for those who cherish authenticity and a sense of place, these are simply part of the charm.

Imagine mornings spent in the gentle hush of the village, evenings by the fire, and weekends spent exploring the local surroundings. Practical touches abound too, with ample storage and a layout that balances cosiness with functionality.



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If you're searching for a home that offers both a sense of history and the chance to create something truly personal, this cottage will capture your heart.

Why settle for the ordinary, when you could wake up each day surrounded by character, comfort, and the gentle rhythm of village life?

This is more than just a house - it's a canvas for your next chapter, waiting for someone with vision and appreciation for the past to make it their own.

If you've been longing for a property with soul, where every corner tells a story and every day feels a little more special, this cottage is ready to welcome you home.







Woods Homes

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