

STABLE COTTAGE NR BLACKAWTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



STABLE COTTAGE

Set within the picturesque hamlet of Eastdown, this pretty detached stone cottage combines timeless character with comfortable modern living. Enjoying a quiet rural setting between the sought-after villages of Strete and Blackawton, the property is surrounded by rolling countryside while remaining close to the stunning South Devon coastline. Perfectly positioned for those who enjoy walking, sailing and exploring the coast, it lies within reach of the area's renowned beaches, including Blackpool Sands and Slapton Sands.

Despite its peaceful setting, the cottage is conveniently located for a range of local amenities. Strete offers a village shop with post office, a traditional pub and parish church, while nearby Blackawton provides a well-regarded primary school, community shop and village inn. The historic riverside town of Dartmouth is just a short drive away, offering an excellent selection of independent shops, cafés, restaurants and galleries. Totnes, with its mainline railway station and wider range of amenities, is also easily accessible, while the A38 provides convenient links to Exeter, Plymouth and beyond.

The entrance hall, accessed via a traditional stable door, provides a practical space for coats and boots and leads to a convenient ground-floor cloakroom. Beyond lies the generous sitting and dining room, an inviting space centred around the feature fireplace, with ample room for both relaxing and entertaining. A useful built-in storage cupboard further enhances the practicality of the room.

Double wooden doors open into the kitchen/breakfast room, fitted with a range of wall and base units, tiled work surfaces and attractive quarry-tiled flooring. Integrated cooking appliances are complemented by space for additional white goods, while a second stable door provides direct access to the pretty enclosed courtyard garden.

The first-floor landing benefits from a Velux roof window, creating a bright and airy feel. The principal bedroom enjoys triple-aspect windows, fitted wardrobes and a charming window seat overlooking the surrounding countryside. The second spacious double bedroom also features useful built-in storage, while the third bedroom offers a bespoke cabin bed with integrated storage beneath, making it ideal as a child's bedroom, guest room or home office.

The family bathroom is fitted with a bath incorporating a shower over, wash hand basin and WC.

To the front of the property, a driveway provides off-road parking together with a useful log store and additional external storage. A gated entrance leads to the enclosed, stone-walled courtyard garden, creating a private outdoor space ideal for al fresco dining and entertaining. Mature shrubs and established planting provide year-round colour while enhancing the sense of privacy.

Offering an appealing blend of period charm, practical accommodation and a peaceful setting, this delightful cottage would make an ideal permanent home, holiday home or investment opportunity in one of South Devon's most desirable locations.





KEY FEATURES

- Charming detached period cottage in a peaceful rural hamlet
- Three bedrooms
- Pretty sitting/dining room with wood-burning stove
- Character features including exposed beams and stonework
- Bright kitchen/breakfast room with stable door to the courtyard garden
- Enclosed, low-maintenance courtyard garden ideal for outdoor dining
- Private driveway providing off-road parking and useful external storage
- Ideally situated close to the South Hams coastline, beaches and scenic coastal walks





PROPERTY DETAILS

Property Address

Stable Cottage, Eastdown, Blackawton, Devon, TQ9 7AP

Mileages

Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles. All mileages are approximate.

Services

Mains electricity and water. Private drainage. Oil fired central heating.

EPC Rating

Current: E Potential: C

Council Tax Band

E

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 follow the A3122 towards Kingsbridge. After passing the Sportsman's Arms public house and Garden Time garden centre turn left signposted to Blackawton. Continue along this road and turn right at Eastdown Cross where you will find the property on the right-hand side

Viewing

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



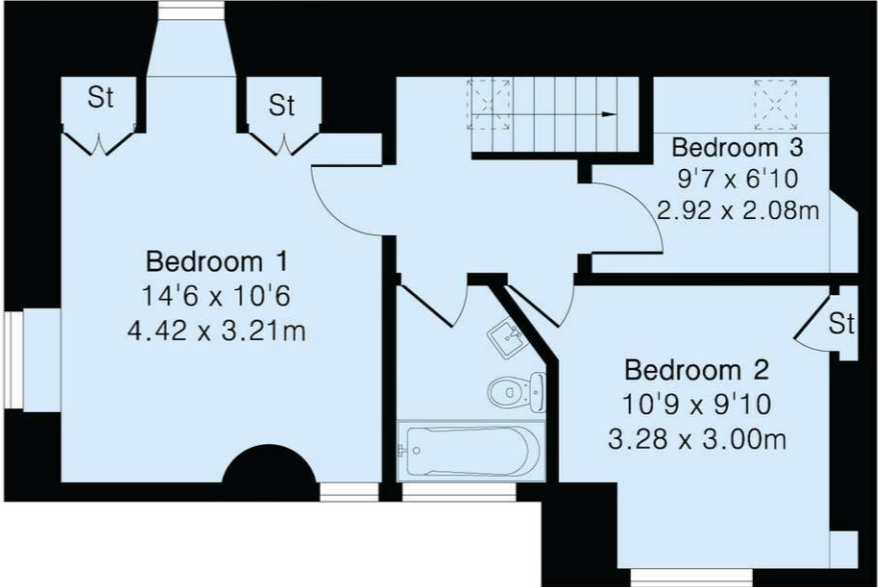
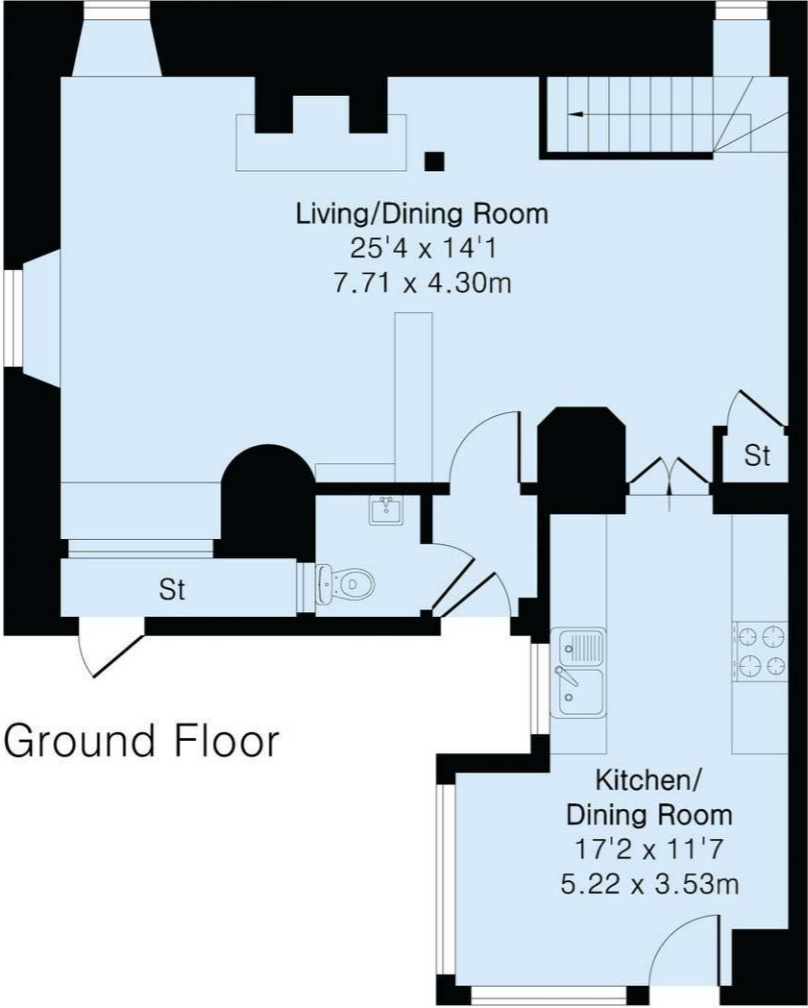
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FLOOR PLAN

Approximate Gross Internal Area 1011 sq ft - 94 sq m

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 405 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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