

2 Coombe Cottages, Deancombe

Guide Price £285,000

RENDELLS

2 Coombe Cottages

Deancombe, Buckfastleigh

- Easy access to A38
- Two double bedrooms
- Parking for one and on road parking
- Characterful sitting room
- Terraced Garden
- Delightful valley setting

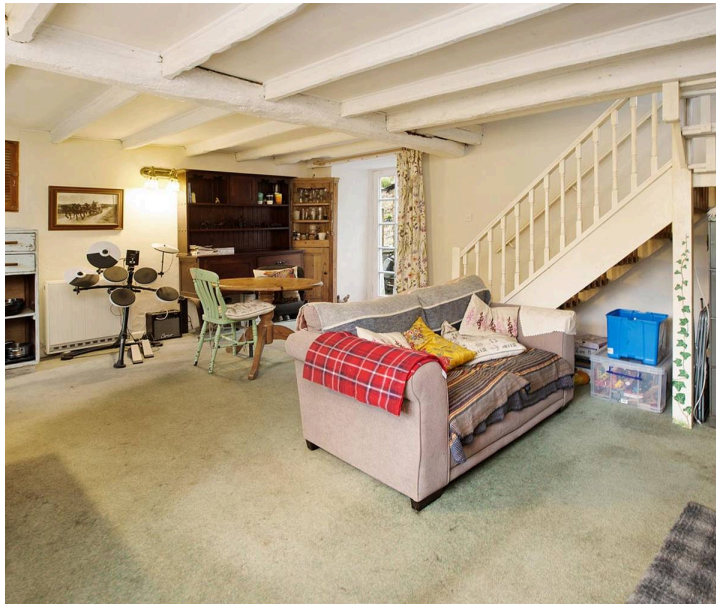
2 Coombe Cottage is set in a delightful, tranquil wooden valley on the edge of Dartmoor with easy access to communication links and Buckfastleigh. Front and rear gardens. A delightful sitting room with dual aspect, exposed white washed beams, stone chimney breast and inset woodburner. Two bedrooms on the first floor making this a delightful rural hideaway. 1 Coombe Cottages is also available with 3 bedrooms, 2 Bed annexe and 1.17 acres (Guide Price £595,000)

Situation

Situated on the southern fringes of Dartmoor National Park, the property lies approximately 2 miles from Buckfastleigh and within a mile of the A38, providing easy access to Plymouth and Exeter. The surrounding countryside offers excellent opportunities for walking, riding and cycling, with nearby bridleways leading onto the open moor. Buckfastleigh provides a range of local amenities, while South Brent and Ashburton are also within easy reach. The South Devon coastline and its many beaches are readily accessible by car.







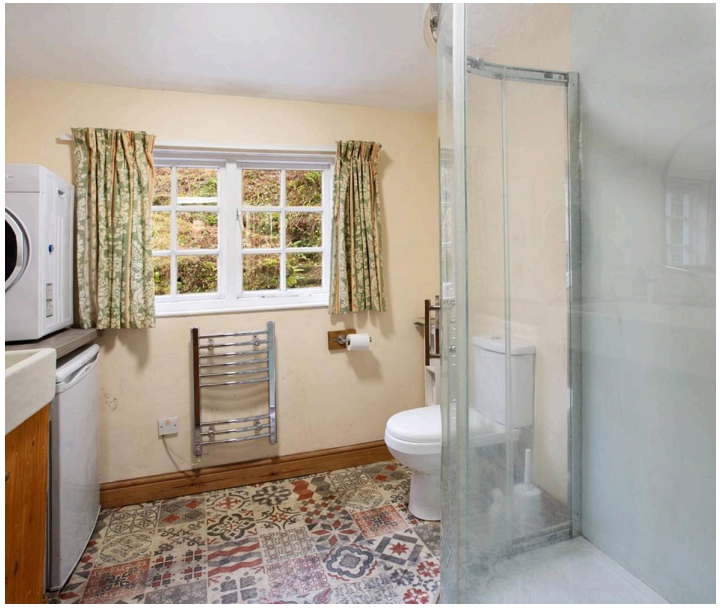
Accommodation
Wooden stable door opens into the kitchen/breakfast room with exposed stone work, painted beams and Dimplex Quantum electric heater. Sink and a half drainer with views over the front gardens. Space for an electric cooker and fridge. Ground floor bathroom with shower enclosure and Monsoon shower head and hand attachment. Hand wash basin, Belfast sink and space for a washing machine. Additional storage cupboards with rear aspect. Electric towel rail. Sitting Room with dual aspect with views over the front gardens. Good ceiling heights. White washed exposed beams. Stone chimney breast with inset woodburner. Glazed door giving access to the rear patio and terraced garden beyond. Stairs rise to the first floor.

First Floor
Half way landing window with views over the rear garden. Bedroom One with partially vaulted ceiling with front aspect taking in views over the delightful valley. Dimplex Quantum electric heater. Plenty of space for additional storage. Bedroom Two with vaulted ceiling and gable end window. Dimplex electric heater. Views over the garden and valley beyond.

Gardens and Grounds
Accessed via a pedestrian gate leading up the pathway to the front door with lawned front gardens with mature hedging giving privacy. Useful wooden storage shed. Parking for one and on road parking. Side access gate leading to the rear patio with terraced garden. Beyond part rewilding has been carried out.







The Additional Information

Mileages
Totnes (10.1 miles, Exeter (25.9 miles), Newton Abbot (12.3 miles), Plymouth (21.7 miles), a regular direct train service from Totnes to London Paddington 2 hours 41 minutes (170 miles).

Services
Mains electricity. Private drainage. Private water supply.

Viewing arrangements
By telephone appointment through Rendells Estate Agents.

Local Authority
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Property is situated in the Dartmoor National Park.

Directions
From Totnes take the A384 towards Buckfastleigh and cross over the A38 dual carriageway. Follow the road around to the left into Dart Bridge Road and this in turn leads into Plymouth Road. Continue for several miles passing the village sign of Dean Prior, the continue past Dean Forge taking the second right signed Deancoombe. Continue around to the right past the village hall, continue out into the country over a bridge and next left. After about ½ a mile Coombe cottage can be found on your right.
What3Words: century.toolkit.bloom







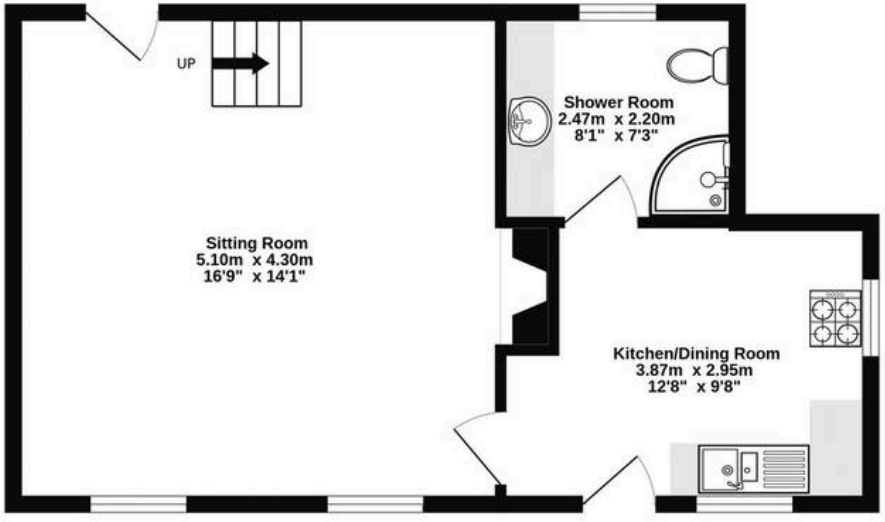




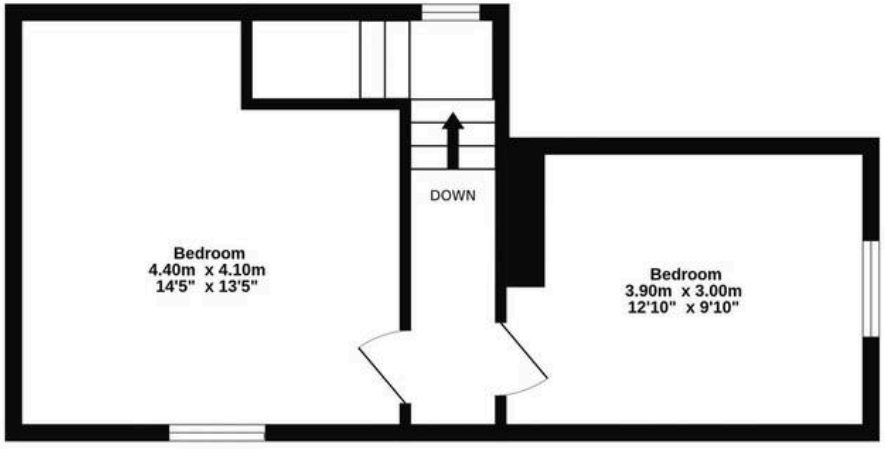




Ground Floor
42.5 sq.m. (457 sq.ft.) approx.



1st Floor
33.5 sq.m. (360 sq.ft.) approx.





TOTAL FLOOR AREA : 75.9 sq.m. (817 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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