



Luscombe Maye

Since 1873

# Great Cotton Farm House, Dartmouth

Guide Price £650,000

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**DESCRIPTION** Luscombe Maye are proud to present this characterful four-bedroom farmhouse, nestled in a picturesque, rural yet well connected setting near Dartmouth. Brimming with charm and original features, this delightful farmhouse boasts generous living space, flexible accommodation, and beautifully landscaped garden. Stepping into the property, a spacious farmhouse kitchen with traditional units, ample worktop space and gas fired Stanley Stove opens into a large dining area, perfect for family meals or entertaining guests. A cosy sitting room with original stone fireplace with gas fire and exposed beams provides the ideal space to unwind, while an additional reception room offer scope for a study, snug or games room. There is also a formal dining room, perfect for family living. Completing the downstairs is a WC and large storage cupboard. Upstairs, the property offers four well-proportioned double bedrooms, each with its own unique character, alongside two-family bathrooms. The original back staircase also provides access to the accommodation. Outside, the farmhouse is surrounded by a mature garden, with plenty of space for outdoor dining, gardening, or simply soaking in the peace and tranquillity with a further patio area that wraps round the back of the home. The property features a spacious driveway and two allocated spaces in the courtyard, providing ample parking space.

**SERVICES** Mains Electricity & Gas connected. Private Water Supply.

**PARKING** Driveway Parking

**AGENTS NOTE** Public footpath through Great Cotton Farm yard. Management Company will be set up to maintain communal area, retrospectively.

**LOCAL AUTHORITY** South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE Council Tax Band F

**TENURE** Freehold

**DIRECTIONS** What3Words - [score.stated.riverside](https://www.what3words.com/score.stated.riverside)



Great Cotton Farmhouse, Dartmouth, TQ6 0LB

Approximate Gross Internal Floor Area = 218.9 sq m / 2357 sq ft

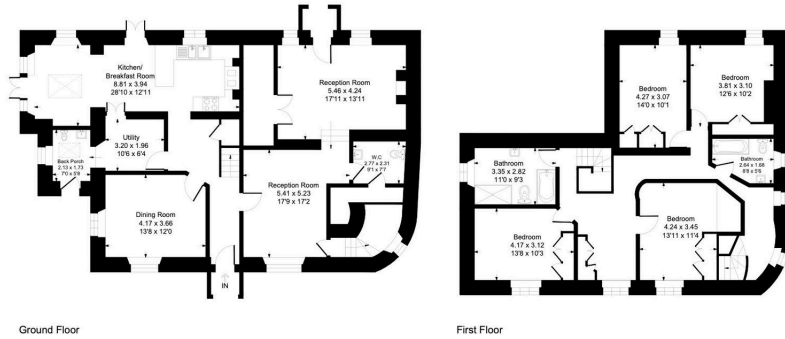
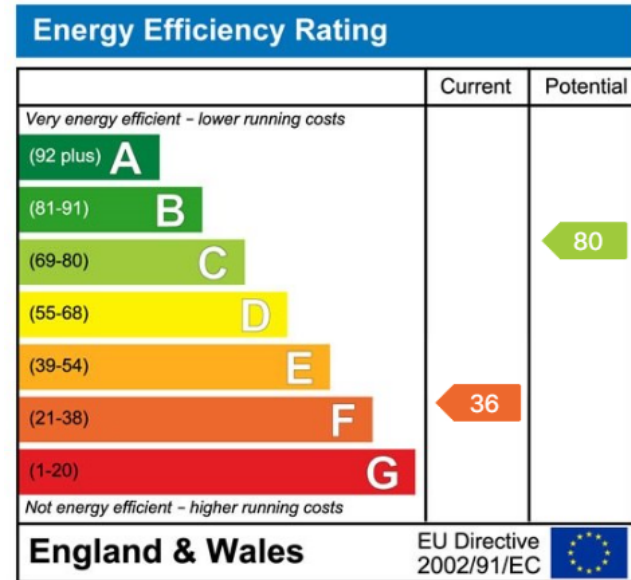


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Onward Chain
- Driveway Parking
- Three Reception Rooms
- Private Garden
- Countryside Views
- Four Bedroom Farmhouse
- Recently Decorated Throughout
- Open Plan Kitchen/Diner
- Character Features Throughout



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.