



2 Blacksmith Cottages,

Moreleigh, Totnes, TQ9 7JJ

RENDELLS

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Guide Price of £280,000

A character three bedroom terraced cottage with good size gardens and far reaching rural views set in the desirable village of Moreleigh.

- Three Bedrooms
- Character features
- Village Location
- Light and airy accommodation
- Good size gardens
- Rural valley views

Situation

Situated in the sought after village of Moreleigh which is about 6 miles to the south of Totnes and 7 miles to the north of Kingsbridge with Dartmouth approximately 7 miles to the east. The A38 Devon expressway can be reached within about 15 minutes with access to both Plymouth and Exeter. Moreleigh village has a friendly village community with sports and social events and the popular New Inn renowned for its good food and friendly atmosphere. There are excellent shopping and recreational facilities in the towns of Totnes, Kingsbridge and Dartmouth and there is a main line railway station in Totnes.

Description

2 Blacksmith Cottages has been a much loved family home offering a sitting room with original stone chimney breast, kitchen/diner, large gardens with patio and plenty of space for the green fingered. The property has been double glazed throughout. The loft is insulated and boarded for extra storage. Flexible accommodation on the first floor offering two good size bedrooms, one currently divided creating a dressing room area and nursery. The property has some character features with exposed white washed stone work and stone chimney breast.

Accommodation

Double glazed door opens into the inner porch with front aspect and solid wooden blinds, glazed door opens into an impressive sitting room with good ceiling heights, exposed beams, large chimney breast with exposed stone work and inset woodburner. Useful understairs storage cupboard with front aspect and built-in window seat and built-in solid wooden shutters. Kitchen/Breakfast room with integrated double oven, four ring hob, space for a washing machine and dishwasher. Useful larder cupboard, space for fridge/freezer and free standing dresser with solid stone/slate floor with views over the valley. Door to rear porch giving access to the gardens. From the sitting room the stairs rise to the first floor.

First Floor

Master Bedroom with rear aspect taking in some fantastic views across the wooded valley and surrounding countryside. Bedroom Two currently divided into a formal dressing room and door leading into a nursery room with front aspect could be recombined to create one large bedroom if required. Bedroom Three with front aspect and exposed white washed stone work. The staircase enjoys borrowed light from Bedroom Three with some original windows dating from when the cottage was originally a Blacksmiths. Useful storage shelving



Family Bathroom with bath and Mira Sports electric shower over. Fully tiled surrounds. Hand wash basin, W.C. Airing cupboard housing the hot water cylinder

Gardens and Outside

The property is fronted by iron railings and a stone wall leading to a gravelled area for the storage of bins which leads to the main entrance. Rear porch opens out onto the lawned gardens with a formal border and a vegetable frame. Fig tree and terraced patio area to the bottom of the garden taking in some fantastic views over the valley. Useful timber garden shed and wood store. Plenty of space for the green fingered. The rear garden has a right of way across the rear garden of the neighbouring cottage. On street parking for vehicles.

Tenure Freehold. **Council Tax** Band B.

Services
Mains electricity, mains water, mains drainage. Heating is by night storage heaters. The first floor rooms have had new replacement efficient Haverland electric heaters. The kitchen has underfloor heating.

Energy Performance Certificate
Energy Rating D.

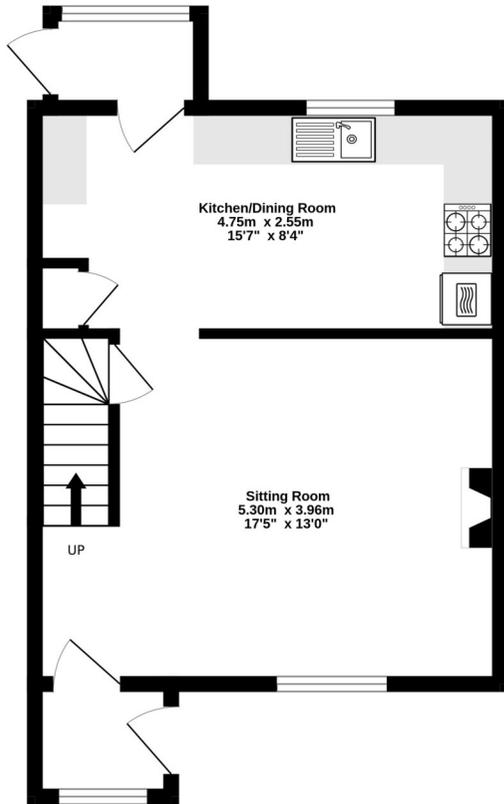
Local Authority
South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Directions
From Totnes proceed towards Kingsbridge on the A381. Proceed through the village of Harbertonford and into Halwell. Upon reaching Halwell turn right signposted Moreleigh and follow the road down the hill across the small bridge and continue up the hill passing the village hall on your right, at the "T" junction turn right and follow the round around to the left and on into the village passing the pub on your right and the cottage can be found on your left.
What3Words: elevates.deaf.club

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



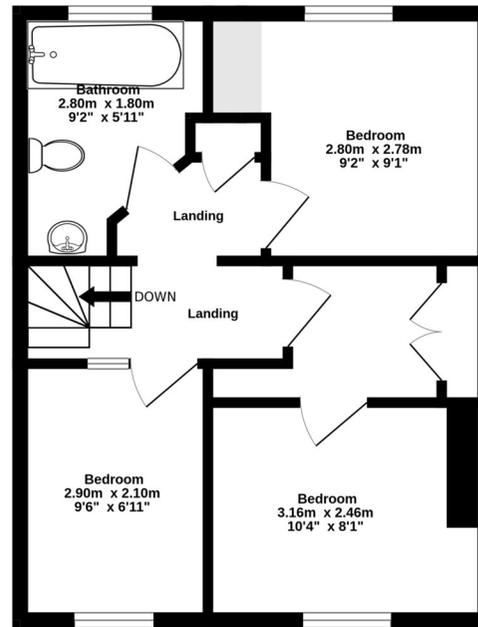
Ground Floor
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 73.8 sq.m. (795 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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1st Floor
35.8 sq.m. (386 sq.ft.) approx.



Consumer Protection from Unfair Trading Regulations 2008

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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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