STAGS



12 Sheplegh Court

12 Sheplegh Court, Blackawton, Totnes, TQ9 7AH







Dartmouth: 6.2 miles, Kingsbridge 6.4miles, Totnes: 9.9miles

A beautifully refurbished and stylishly presented character cottage set in an idyllic rural position. The property offers two bedrooms with air conditioning, two bathrooms, a sitting room with wood-burning stove, kitchen, study, and access to the communal estate parkland gardens, swimming pools and tennis court. EPC Band D.

- Stylishly presented throughout
- Two bedrooms with air conditioning
- Family bathroom
- Master bedroom with en-suite shower room
- Communal estate gardens
- Communal indoor and outdoor swimming pools and tennis court
- Parking and EV car charging point
- Council tax band: D
- Leasehold

Guide Price £280,000

SITUATION

Sheplegh Court is nestled in a delightful countryside setting on the site of a former monastery. The main house was built in the 1800s, but in 1990 it was converted to provide 17 apartments and cottages, each of which has the use of the complex's abundant facilities.

The village of Blackawton is nearby and has a strong sense of community, with a highly regarded primary school, parish church and popular public house. Dartmouth is the closest larger town; a popular boating centre which boasts a world-famous regatta and Naval College, together with a unique range of shops, galleries and restaurants.

DESCRIPTION

Courtyard Cottage, 12 Sheplegh Court, has been the subject of recent renovations, including the installation of air conditioning to both bedrooms. The property offers a light and airy sitting room with views over the courtyard, a good-sized kitchen/diner, office area and storage cupboard.

The office area has previously had a ground-floor WC and could potentially be converted back to provide this facility. The property benefits from upgraded electric heating, new windows and doors, making this a ready-to-move-into turnkey home, either as a permanent residence or second home.

ACCOMMODATION

A new stable-style front door opens into the main hall, with inset spotlights and an archway. The kitchen/diner has a range of wall-mounted and under-counter cupboards, together with a built-in fridge/freezer, oven, hob, wine fridge, microwave and dishwasher. A door from the kitchen leads to the good-sized office and storage cupboard. This area could be used to create a ground-floor WC.

Double doors open into the sitting room, which has inset spotlights and a wood-burning stove, together with views over the courtyard, creating a calm and peaceful atmosphere. Stairs rise from the hall to the first floor, where there are two smartly presented bedrooms. Bedroom 1 has a built-in cupboard and en-suite shower room with WC and wash hand basin. Bedroom 2 has a built-in cupboard.

The family bathroom has a jet spa bath, WC and wash hand basin. All the accommodation has been fitted out with quality fixtures and fittings.

GARDENS AND GROUNDS

To the front of the cottage is space for a table and chairs, ideal for breakfast. The well-maintained communal estate gardens and grounds extend to approximately 20 acres and include mature trees, lawns, glades, a tennis court, outdoor and indoor swimming pools and billiards room in the main house.

There is allocated parking with an EV charging point, together with visitor parking spaces.

SERVICES

Mains electricity, private water supply, private drainage. Electric heating with remote control app. Air sourced inverter driven heat pump for air conditioning. Ev car charging point

According to Ofcom, standard broadband and good outdoor coverage by most major providers.

TENURE

999-year lease from October 1989. Service charge: £4,105.44 p.a. (£342.12 per month)

DIRECTIONS

From Kingsbridge, take the A381 Totnes Road. After approximately 7 miles, turn right at Totnes Cross onto the A3122 to Dartmouth. Drive past the Dartmouth Golf and Country Club on the left and take the next right-hand turning, signed Strete.

If you are using SatNav, we suggest you turn it off at this point. After approximately half a mile, turn right at Cotterbury Cross and follow this road for around 1 mile. Cross over a small bridge (Bow Bridge) and head up the hill in front of you.

The entrance to Sheplegh Court will be found on the right-hand side of a sharp left-hand bend. Continue down the entrance drive towards the house and bear left into the car park.

Courtyard Cottage, 12 Sheplegh Court, can be found in the inner courtyard to the back left.

What3words
Driveway entrance: blows.bluffing.masking
Property location: decent.captive.commutes

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.





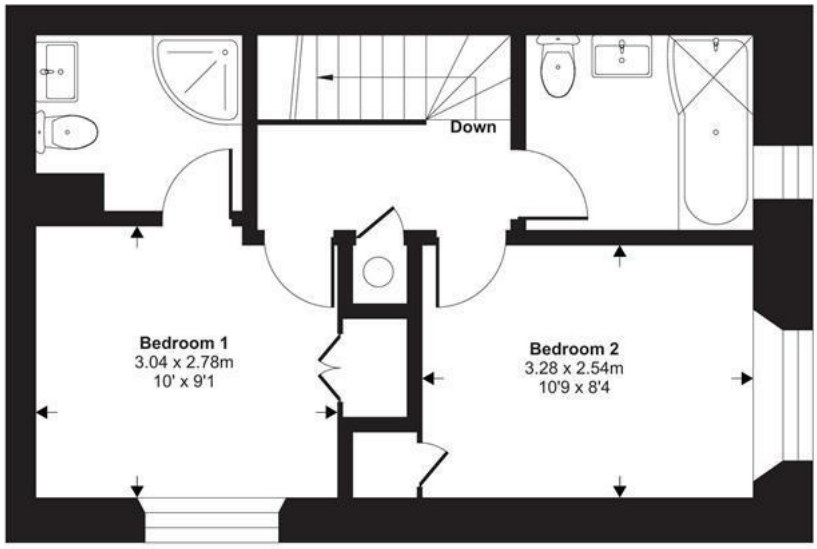




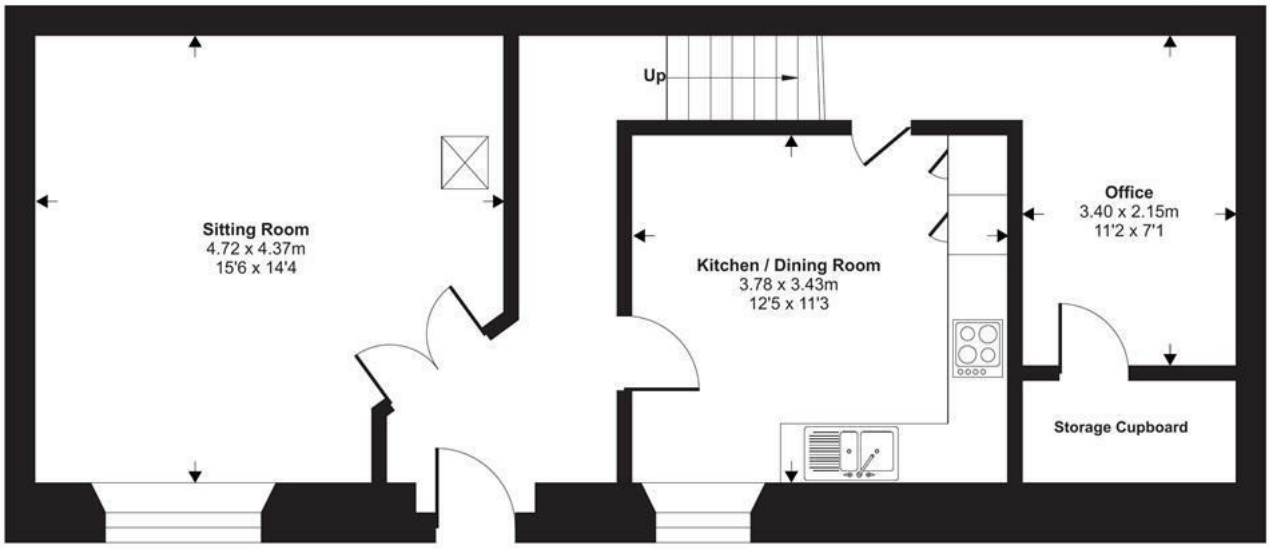


Approximate Area = 963 sq ft / 89.4 sq m

For identification only - Not to scale



First Floor

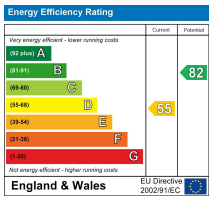


Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1510276

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STAGS



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