

# DORMOUSE COTTAGE

## NR DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# DORMOUSE COTTAGE

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Dormouse Cottage is an utterly charming and beautifully presented home, perfectly positioned within a peaceful rural hamlet in the heart of the picturesque Gara Valley. Surrounded by rolling South Hams countryside and enjoying far-reaching views, the property effortlessly combines character, comfort, and a true sense of tranquillity.

This Grade II Listed cottage has been lovingly maintained by the current owners and offers well-balanced, thoughtfully arranged accommodation. On the ground floor, a delightful, well-fitted kitchen provides both style and practicality, complemented by a useful cloakroom. The main living space is a warm and inviting open-plan sitting and dining room, centred around a characterful woodburning stove, creating a cosy focal point. This sociable space is ideal for both everyday living and entertaining, with doors opening directly onto the garden, allowing for a seamless connection between indoors and out.

Upstairs, the first floor offers two attractive bedrooms, both with pretty views across the garden. The principal bedroom is a particularly pretty room with exposed beams while the second bedroom, currently used as a home office and occasional guest room, benefits from built-in storage and the same character feature exposed beams. The family bathroom has a lovely modern suite with a shower over bath.

The gardens are a true highlight of Dormouse Cottage, forming a wonderfully private and established outdoor sanctuary. Carefully cultivated over time, they offer a rich variety of mature planting, well-stocked borders, and seasonal colour, creating a setting that feels both vibrant and serene. A generous lawn provides ample space for relaxation, framed by established hedging and planting that enhances the sense of seclusion.

A spacious paved terrace is perfectly placed to take full advantage of the stunning countryside views, offering an idyllic setting for al fresco dining or simply unwinding in peaceful surroundings. Whether enjoying quiet mornings or hosting friends and family, this outdoor space is both practical and picturesque.

Further complementing the garden is a useful detached studio and plant room, providing excellent flexibility for creative use, hobbies, or additional storage. The property also benefits from a parking area with space for several vehicles.

Altogether, Dormouse Cottage presents a rare opportunity to acquire a much-loved home in an exceptional rural setting, with beautifully presented accommodation and enchanting gardens that together create a truly special place to live.

Hansel sits conveniently between the highly sought-after market town of Kingsbridge and the historic naval town of Dartmouth, both of which provide a wide range of amenities including independent shops, restaurants, and services. This balance of rural tranquillity and accessibility is one of the area's biggest draws. Nearby, the village of Slapton offers a strong sense of community, with a well-regarded pub, village shop, and active local life.





## KEY FEATURES

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- Charming Grade II Listed country cottage set in a peaceful rural hamlet within the idyllic Gara Valley
- Beautifully presented accommodation full of character and warmth, lovingly maintained by the current owners
- Light and welcoming open-plan sitting/dining room with woodburning stove and direct access to the garden
- Well-fitted kitchen with practical layout and a useful ground floor cloakroom
- Two attractive first-floor bedrooms, including a principal bedroom and a versatile second bedroom/home office with countryside views
- Stunning, mature cottage gardens with good sized lawn, established planting, and year-round colour
- Spacious paved sun terrace perfectly positioned for al fresco dining and enjoying far-reaching rural views
- Useful detached studio and plant room, plus private parking for several vehicles





# PROPERTY DETAILS

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## Property Address

Dormouse Cottage, Hansel, Dartmouth, Devon, TQ6 0LN

## Services

Mains electricity. Private bore hole. Septic Tank. Oil fired central heating

## EPC Rating

Current: D Potential: C

## Council Tax Band

C

## 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: Take the coast road (A379) to Slapton Sands. Turn right to Slapton continuing past the Queen's Arms pub and up the hill, signposted to Totnes. Continue to the Field Studies Centre and turn right here, signposted Merrifield and continue for about a mile and a half to the end, a T-Junction. The house called Merrifield is opposite. Turn right here and follow the lane, going past the two signs; one symbolises a dead end, the other reads No Through Road After A Mile. Follow the lane and Dormouse Cottage will be found on the left hand side in the hamlet of Hansel

## Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

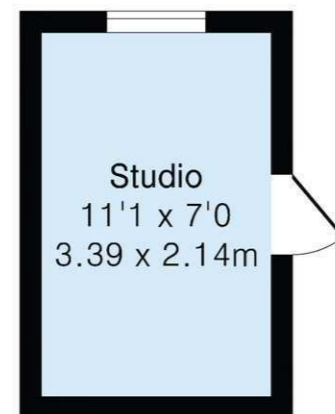
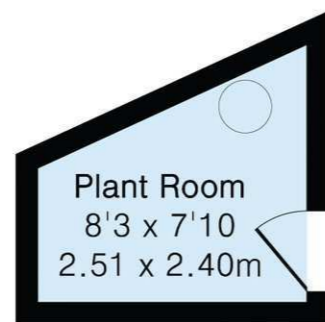
# FLOOR PLAN

## Approximate Gross Internal Area 732 sq ft - 68 sq m (Excluding Outbuildings)

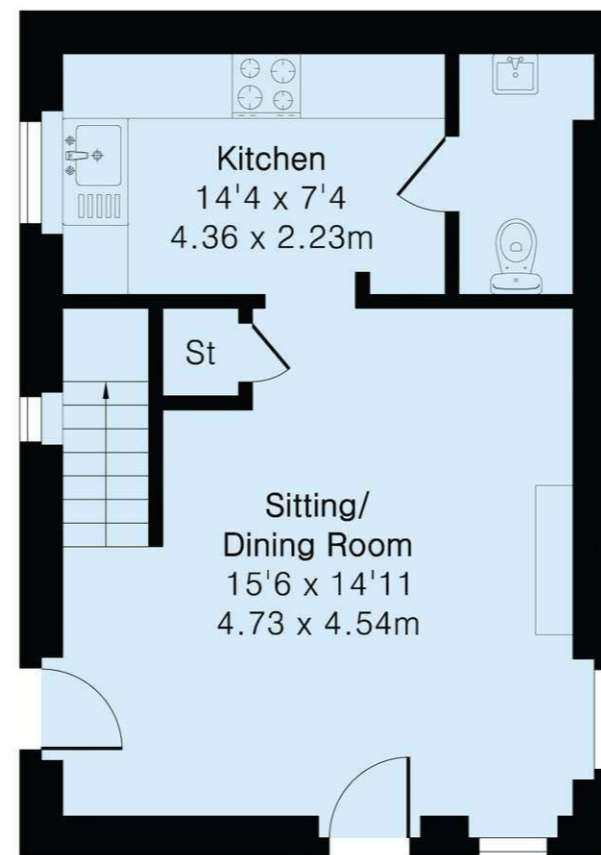
Ground Floor Area 364 sq ft – 34 sq m

First Floor Area 368 sq ft – 34 sq m

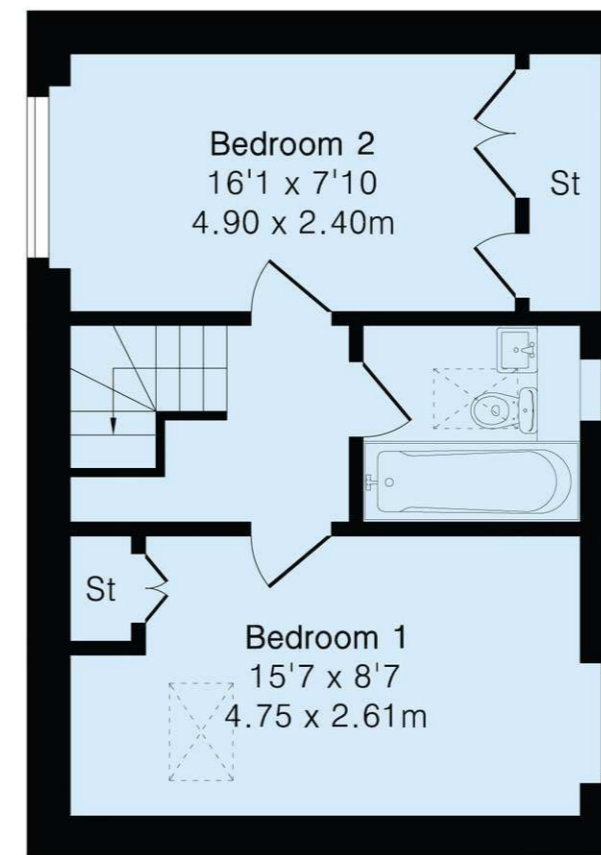
Outbuildings Area 127 sq ft – 12 sq m



Outbuildings



Ground Floor



First Floor



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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