



Connells

Newton Row
Sparkwell Plymouth



Property Description

This charming and characterful three-bedroom mid-terrace cottage is nestled in the highly sought-after village of Sparkwell, offering a wonderful blend of period features and rural lifestyle, with Dartmoor National Park just a short walk away.

The property exudes warmth and charm throughout, with exposed wooden beams, cottage stone flooring and a cosy woodburning stove creating a welcoming atmosphere in the bright and spacious lounge. The well-proportioned kitchen is a true heart of the home, featuring a traditional Rayburn Royal, Belfast sink and a beautifully crafted oak fitted kitchen complemented by granite worktops. This space flows seamlessly through to a practical and useful laundry room.

The property has been thoughtfully extended, creating a superb master bedroom on the second floor, complete with Velux windows that allow natural light to flood the space. On the first floor, there are two further bedrooms and a family bathroom fitted with a striking cast iron freestanding bath, adding to the cottage's timeless appeal.

Externally, the property benefits from a low-maintenance courtyard garden to the front, perfect for enjoying the quiet village surroundings. To the rear, there is a generously sized garage/barn providing excellent storage or potential for a variety of uses.

Situated in a picturesque location with Dartmoor right on your doorstep, this delightful home offers an exceptional opportunity to enjoy countryside living while remaining conveniently connected.

Entrance Hall

Double glazed door to the front aspect, door access to the lounge, stairs to first floor

Lounge

12' 10" max x 11' 11" max (3.91m max x 3.63m max)

Double glazed window to the front aspect, 'Dean Forge' wood burner, cottage stone floor

Kitchen

14' 4" max x 9' 1" max (4.37m max x 2.77m max)

Rayburn Royal (can be converted back to fuel), Fitted oak kitchen with wall and base units, solid granite worktops, Belfast sink and mixer tap, integrated oven, induction hob, stainless steel extractor hood, cottage stone floor, access to the laundry room

Laundry Room

7' 10" max x 7' 3" max (2.39m max x 2.21m max)

Double glazed windows to the side and rear aspect, stone cottage floor, space for washing machine, dishwasher and fridge freezer, double glazed door to the rear

Landing

Stairs to second floor

Bedroom One

13' 9" max x 11' 10" max (4.19m max x 3.61m max)

Two Velux windows with blackout blinds, stone wall feature, eaves storage

Bedroom Two

12' 7" max x 12' 2" max (3.84m max x 3.71m max)

Double glazed window to the front aspect with wooden shutters, built in wardrobe

Bedroom Three

11' 7" max x 6' 8" max (3.53m max x 2.03m max)

Double glazed window to the rear aspect, storage cupboard

Bathroom

Double glazed window to the side aspect, cast iron bath, wash hand basin, low level WC, Karndean vinyl floor

Front Garden

Low maintenance front courtyard

Garage

22' 6" max x 16' 9" max (6.86m max x 5.11m max)

Good sized garage/barn with wooden doors and windows

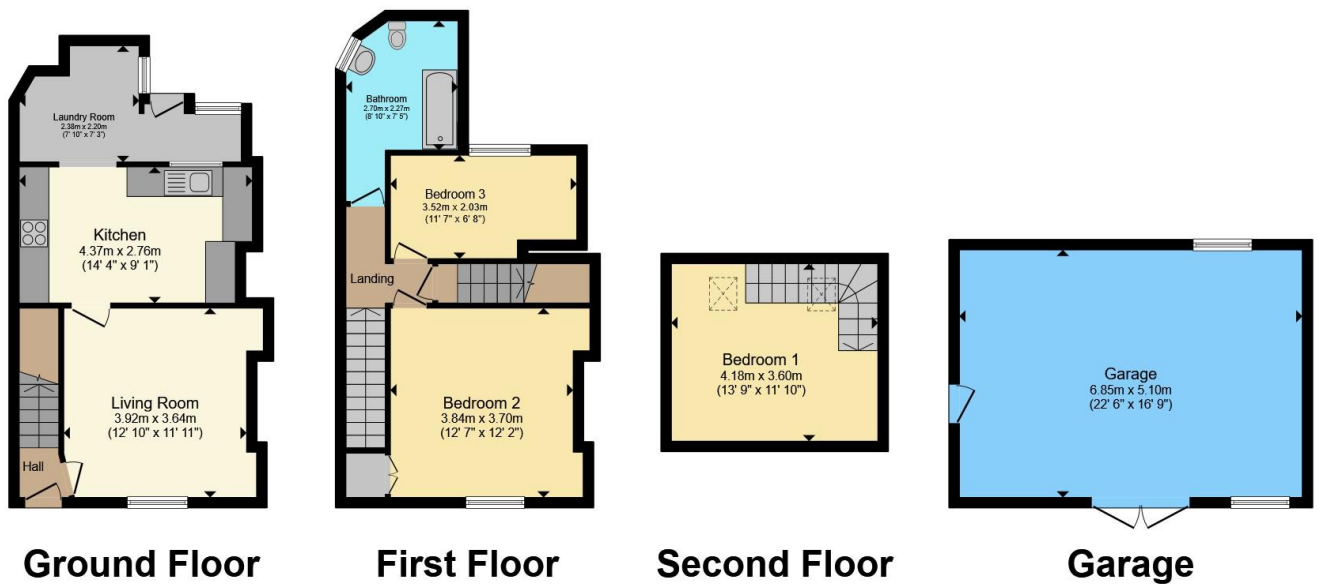
Agents Note

Right of Way to the rear allows access for neighbouring properties

Agents Note

Walking distance to Montessori Nursery and Primary School, A coach picks up older secondary children to go to Ivybridge Community College. Free administration to Dartmoor Zoo to village residents.





Total floor area 126.8 m² (1,365 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: E Council Tax
 Band: B

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Tenure: Freehold



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