



LAUREL COTTAGE

Diptford, Devon



A DELIGHTFUL AND BEAUTIFULLY PRESENTED HOUSE, WITH LARGE GARDENS WITH STREAM AND PASTURE PADDOCK, ON THE EDGE OF A POPULAR SOUTH HAMS VILLAGE

Summary of accommodation

Ground Floor: Sitting/dining room | Conservatory | Kitchen/breakfast room | Utility room | Cloakroom | Study/bedroom

First Floor: Principal bedroom/dressing room/shower room | Two further bedrooms | Family bathroom

Outside: Double garage | Gardens and stream | Workshop and store | Pasture paddock

In all about 1.41 acres

Distances: Totnes 7 miles, Kingsbridge 10 miles, Dartmouth 13 miles, Salcombe 17 miles, Plymouth 20 miles, Exeter 31 miles
(All distances are approximate)

Offers in excess of £850,000

SITUATION

Diptford is a pretty and popular village in the heart of the South Hams area of South Devon, on the edge of the South Devon National Landscape area. The village has a 14th century parish church, primary school and community hall and, nearby, is the bustling and historic market town of Totnes, with its Norman castle, beside the River Dart. Well known for its cultural scene, it has a range of independent shops, supermarket, weekly markets, excellent selection of cafés, pubs and restaurants, thriving arts community and Community College. With its specialist food shops it is renowned for ethical products, wholefoods and fair trade goods.

Schools in the area include Torquay Grammar for Boys and Girls and private schools at Stover, near Newton Abbot and Exeter School and Maynard School for girls in Exeter. There are golf courses at Dartmouth, Churston and Bigbury.

The stunningly beautiful River Dart and estuary are famous for their abundance of wildlife and riverside villages and provide many opportunities for sailing and a variety of watersports.

The South Hams is renowned for its delightful rolling countryside dotted with pretty villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs. The South West Coast Path offers fabulous coastal walking and such well known centres as the historic port of Dartmouth and Salcombe are within easy reach, famous for their top class sailing facilities. To the north is Dartmoor National Park, known for its stunning scenery and providing many opportunities for walking, riding, fishing etc.

There is easy access to the A38 dual carriageway leading west to Plymouth and east to Exeter, where there is access onto the M5 motorway and an airport. At Totnes there is a railway station with mainline connections to London (Paddington). From Plymouth there are ferries to France and Spain.



THE PROPERTY

Laurel Cottage is situated off a small country road, on the edge of the village, amidst the beautiful rolling countryside of the South Hams, and is an attractive and immaculately presented stone built house of character, facing south, overlooking its lovely gardens and grounds.

The heart of the house is the spacious open plan 29 foot sitting/dining room with exposed engineered oak boarded flooring, partially exposed stone walls and chimney breasts and fireplaces at either end, one with woodburner. A door opens into the conservatory with French doors to the terrace and gardens and another door leads to the kitchen/dining room with fitted kitchen and access to the utility room, cloakroom and door to the garden.

Also off the sitting/dining room is the study, which can also serve as a fourth bedroom and, on the first floor, is the principal suite with good sized bedroom, dressing room fitted with wardrobe cupboards and shower room, as well as two further bedrooms and family bathroom with both bath and shower.





The entrance driveway leads into a broad parking and turning area with parking space for several vehicles beside the house and adjacent to which is the detached double garage. French doors from the conservatory and a door from the utility room open to a stone paved terrace on the south side of the house.

Around the house, on different levels, are delightful well maintained gardens bisected by a stream running through over a series of small waterfalls. A large lawned area, fringed by colourful plant borders and ornamental shrubs and trees, slopes gently down to a small copse area with wildflowers and on the other side of the stream, accessed via a small stone arched footbridge, is the vegetable and fruit garden with raised beds, greenhouse and decked terrace area. Behind the house flights of steps rise to a further garden area. Within the gardens is a useful stone built workshop and garden store. On the opposite side of the driveway to the neighbouring house is a gently sloping pasture paddock with a small copse area.



PROPERTY INFORMATION

Tenure: Freehold

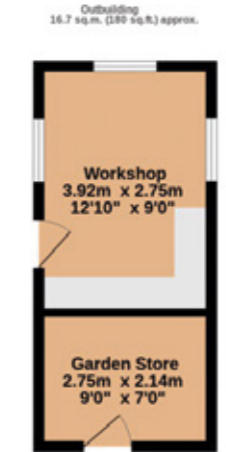
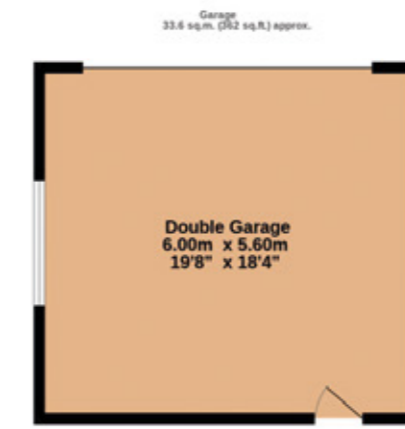
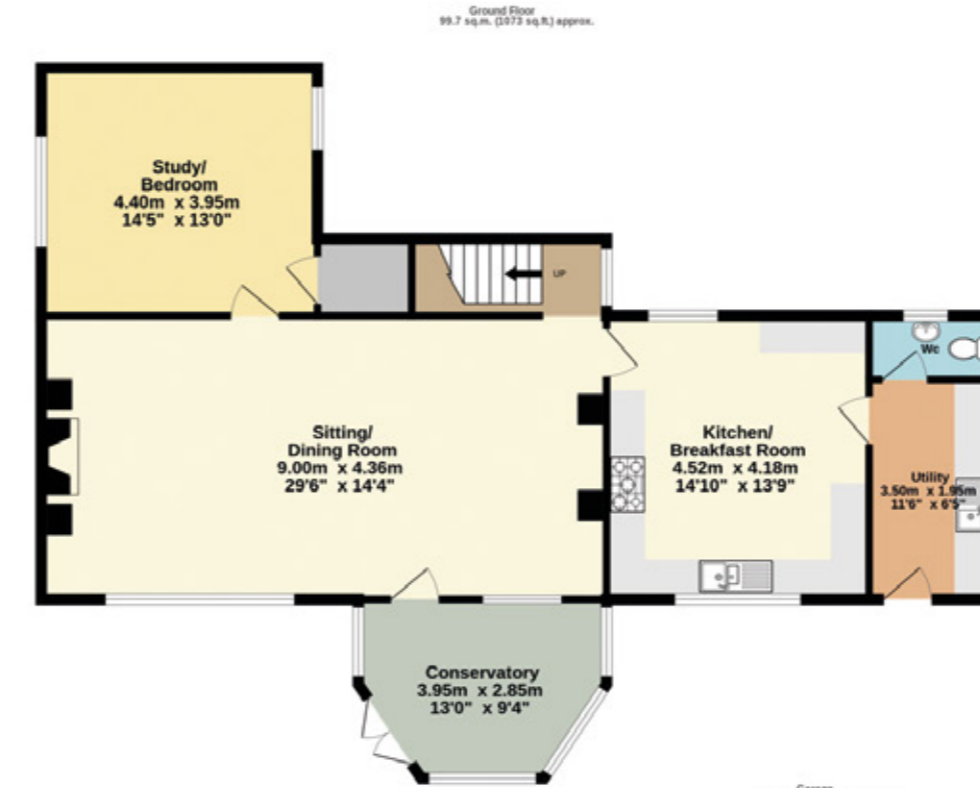
Services: Mains electric and water. Private drainage – septic tank. Oil fired central heating and boiler. Separate solar panel that heats water in the summer.

Local Authority: South Hams District Council: 01803 861234

EPC: D

Council Tax: Band G

Directions: TQ9 7NU | What3words:///marked.simulations.highways



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Area
240.7 sq.m. (2591 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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