



2 Hancock's Cottages,

Fore Street, Totnes, Devon, TQ9 5TT



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Guide Price of £450,000

A secluded and charming two bedroom cottage circa 1875 in a conservation area (not listed) with detached annexe set in a quiet position with southerly facing gardens. The annexe has its own entrance and private garden. A true Totnes hideaway.

- 3 Bedrooms including annexe
- Detached eco annexe/ studio
- Double glazed windows and doors
- EPC rating C. Scope for Solar panels
- 4 outside areas plus storage
- Quiet but central location
- No onward chain
- Traditional cottage c 1875 but not listed
- Scope for loft conversion (subject to planning permission)
- Mature gardens with southerly stunning open views

Mileages

Dartmouth 13 miles approx., Exeter 25 miles approx., Plymouth 24.1 miles approx., Newton Abbot 8.6 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

2 Hancocks Cottages is located in a quiet position, tucked away up a long pathway leading off the beautiful and historic Fore Street. This ancient market town is famed for its fine period buildings, colour and diversity. There is an interesting range of small shops, cafes, restaurants, galleries and excellent educational provision. Nearby Dartington Hall, about 2 miles, is a celebrated centre for the performing arts and progressive education. Very Close to house is the well-regarded Grove Primary School and KEVICS secondary school is within walking distance. The surrounding South Hams countryside is ideal for outdoor pursuits and the beautiful South Devon coast is within short motoring distance. In addition, Totnes benefits from a mainline railway station (10 minutes walk away) to London Paddington.

Description

Delightful characterful terraced cottage with a detached annexe and benefits from its own entrance and southerly facing garden. Having undergone some improvements in recent years with new windows and kitchen. Excellent ceiling heights throughout the property.



Accommodation

Entering in through a double glazed door into an inner vestibule with quarry tiling. Glazed door into the main entrance hall with engineered wooden flooring and space for hanging coats. Bedroom One with views over the planted garden bank. Plenty of space for wardrobes. Bedroom Two with built-in storage, shelves, hanging rail, 12 piece drawer unit. Views to outside seating area. Main Bathroom with travertine tiled floor, bath with Mira Azora electric shower over with a vanity hand wash basin and W.C.

Stairs rise to the first floor.

First Floor

With halfway tall cupboard and built-in shelves to an open plan kitchen/dining area with original wide planked floorboards. Recently fitted kitchen with a quartz worktop and under cupboard lights. Integrated oven and four ring induction hob with extractor over, integrated dishwasher and microwave. Range of undercounter and wall mounted units. Cupboard housing the washing machine and Worcester Bosch gas boiler. Space for a dining table and chairs and American style fridge/freezer. Sitting Room with garden views. Exposed wide, original planked floorboards with good ceiling height and double doors opening out across the bridge/boardwalk to the main garden.

Annexe/Studio

Timber-framed annexe with light straw clay insulation - this is a traditional method of building from Germany. The walls are then plastered with a traditional clay plaster using clay dug from the area. Embedded in the plaster are 7 kilos of crystals, mainly rose quartz, and there is a newish slate-blue Hampton eco-woodburner with a large glass window. Very little heating is needed however because the south-facing wall consists mainly of double-glazed patio doors, the window is triple-glazed and there are eight inches of straw in the walls and the ceiling is highly insulated as well. Materials throughout are 100% eco.

An impressive wooden door leading into the open plan living 'Hobbit' style area with hand crafted metal work. Kitchen is freestanding - designed and built to fit the space - with solid wooden worktop and fold-away additional workspace. Sink and drainer are ceramic and there is an under-sink water heater providing hot water on demand. Fitted with a small multi function electric oven and plenty of shelving.



Particular feature is the slightly domed ceiling with cross timbers which have been rendered, creating an Indian style feel to the room. Use of glass bricks allowing plenty of natural light through the top of the room. The floor is wooden and there is plenty of beautiful detailing such as niches and waney-edge skirting boards.

Annexe hallway which has a fridge freezer and microwave with plenty of room for coats and shoes. It opens into a small but lovely bathroom with a Japanese sit bath, toilet, Triton Trance electric shower, tiled walls, inset spotlights and extractor fan.

The annexe would suit someone who is electro sensitive or would like to reduce their exposure to EMF's. It is set apart from the houses with a grounding stone to reduce impact of using computer/phones and there are no smart meters (in the house or annexe).

The annexe has a sedum roof (requiring little or no weeding or maintenance) and it also has its own private south-facing garden which is enclosed and not overlooked. It is a sun trap and you could easily grow fruit trees and bushes.

Lapsed Planning Permission

South Hams Planning Reference: 1451/20/HHO and Planning Reference: 0585/20/FUL

Planning permission was obtained for a loft conversion, comprising a room 2.5m x 6m, a small bathroom with toilet and shower, two large Velux windows and an additional smaller Velux in the shower room. Planning permission was also obtained for French windows in the front bedroom.

Outside

The property is accessed by a shared pathway, with an original lockable outside privy now used for storage, could fit a bike in or two. Accessed across the back of cottage number one, is a useful outside storage/seating area, to store logs, bikes which cottage three has access over. Access to the right of the cottages across cottage one with gate and pathway leading to its own front door.

Garden

Accessed by a bridge through French doors from the lounge to the main garden with well stocked mature planting and borders with plenty of space for the green fingered to develop.



Freehold Parking space located off St. Katherine's Way

There is an opportunity to purchase a freehold parking space located 380 meters walk away, this is available by separate negotiation.

What3Words Location: <https://w3w.co/aimlessly.example.cable>

Tenure

The property is freehold.

Services

Mains electricity, mains water and mains drainage. Mains gas.

Council Tax

Band C.

Energy Performance Certificate

Energy rating C.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

Viewing Arrangements

Strictly by appointment with a member of the Rendells Team.

Directions

Proceed up Fore Street to East Gate Book Shop where the Wooden door can be found to the right that opens to the pathway leading to Hancock Cottages.

What3words location: factoring.weds.notice



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Approximate Gross Internal Area = 60.8 sq m / 654 sq ft

Garden Annexe + 15 sq m / 161 sq ft

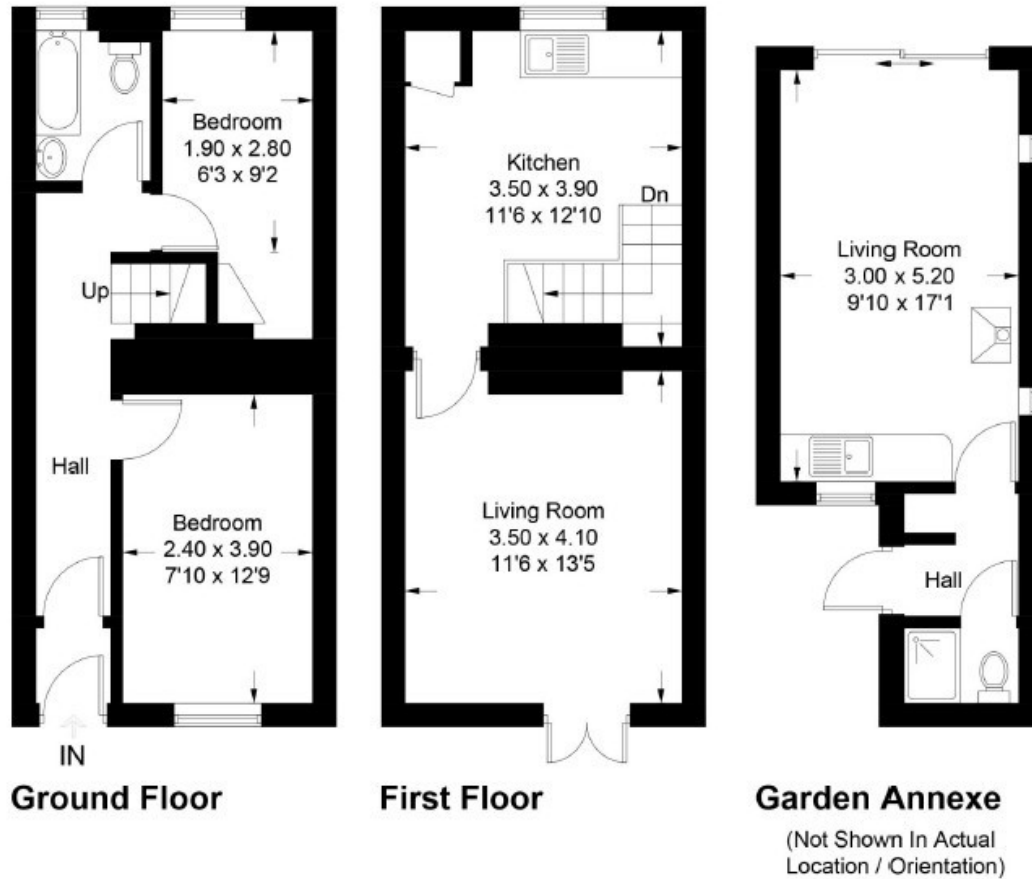


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57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888
Email: totnes@rendells.co.uk www.rendells.co.uk

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