



HILLFIELD, DARTMOUTH  
£300,000 FREEHOLD

## A BEAUTIFULLY PRESENTED TWO BEDROOMED HOLIDAY COTTAGE.

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**SUMMARY:** A beautifully presented two bedroom New England 'cottage' style property situated at the extremely popular Hillfield Village.

**DIRECTIONS:** From Dartmouth proceed out of the town on the A3122 past Lidl and Sainsburys. Go past Norton Park and then approximately ½ a mile turn left signposted Bugford and Hillfield, continue into the hamlet and the entrance to Hillfield Village is on the left-hand side. Follow the road and park at reception.

**DESCRIPTION:** Hillfield Village, situated approximately 4 miles outside Dartmouth, is a unique and beautiful rural retreat with a long history of providing luxury holiday accommodation. Having undergone extensive refurbishment, construction and rebranding in 2015, the complex now comprises a stunning selection of high-end properties.

5 Court Cottage is a superb two-bedroom New England 'cottage' style property finished to an extremely high standard and presented in excellent decorative order. With allocated parking and views across the tennis court and countryside beyond. Its own secluded front terrace is ideal for alfresco dining with a private balcony off the principal bedroom on the first floor. The property has a successful history of holiday rental and is an ideal holiday home or investment.

#### THE ACCOMMODATION COMPRISES:

**KITCHEN:** - half glazed door opens into the fully equipped kitchen with a good range of floor and wall mounted 'Shaker' style units under contrasting granite worktops. Integrated appliances include 'Neff' electric cooker, hob extractor, dishwasher, fridge and freezer.

**LIVING/DINING ROOM** - An open plan living space which is perfect for entertaining or relaxing, featuring a beautifully crafted oak staircase rising to the first floor along with a practical large storage cupboard which also houses the hot water cylinder.

**BEDROOM TWO** - An incredibly generous double bedroom (currently dressed as a twin bedroom) with a window overlooking the rear of the property and a large ensuite bathroom.

**ENSUITE BATHROOM** - Fully tiled with a matching white suite comprising a bath with jacuzzi features, mains water fed shower, sink with vanity storage and toilet.

**PRINCIPAL BEDROOM** - Accessed from the first-floor landing, this large bedroom offers views to the rear of the property from a large Velux roof window and to the front, over the tennis court and countryside beyond, from its own private balcony.

**ENSUITE SHOWER ROOM:** - Comprises a mains water fed shower, toilet and sink.

**OUTSIDE** - There is allocated parking for one vehicle a short walk from the property with further visitor parking available. To the front is a private and secluded terrace which is ideal for alfresco dining.

A full-size tennis court is available for all guests and there is play equipment on site for children.

**SERVICES** - Water is from an onsite private source

Mains electricity is connected

No Gas at the location

The property is heated via a ground source heat pump feeding zoned underfloor heating and radiators in the bedrooms.

The property has been a successful holiday rental and generated approximately £24,000 per year Gross over the last 5 years of ownership.

**5 Court Cottage cannot be used as a main residency**

**SERVICE CHARGE:** - From Hillfield Management Company £1278 a year

**COUNCIL TAX BAND:** - Business Rated.

**EPC RATING:** C

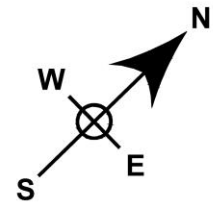
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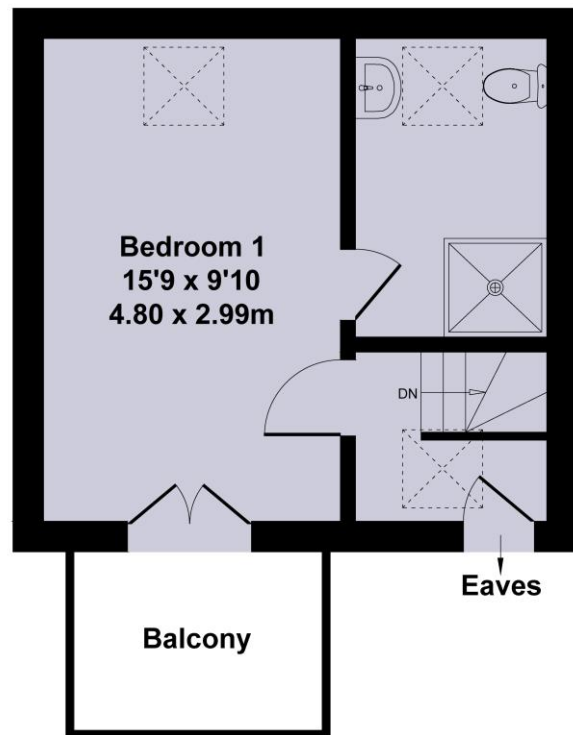


# 5 Court Cottage

Approximate Gross Internal Area  
710 sq ft - 66 sq m



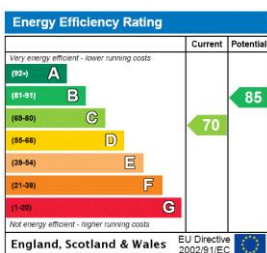
**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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