



COTTERBURY CROSS, BLACKAWTON
£585,000 FREEHOLD

A DELIGHTFUL EXTENDED COTTAGE SET IN THE SOUTH HAMS COUNTRYSIDE.

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SUMMARY: A delightful extended cottage, enjoying immediate and far reaching views of the South Hams countryside.

ACCOMMODATION: Porch, Hall, Cloakroom, Sitting Room, Kitchen, Utility Room, Sun Lounge/Dining Room, large Master Bedroom Suite with En-Suite Shower Room. On the first floor are two further Bedrooms and a Bathroom. Charming cottage Gardens adjoining countryside and enjoying the beautiful views.

DIRECTIONS: From Dartmouth take the A1322 towards Totnes, passing the Sportsmans Arms on your right. After approximately 1/2 a mile take the turning left towards Strete and proceed down this road for about a mile. Cotterbury Cross will be seen on the left and the property is the second of the two.

DESCRIPTION: Wheelwrights is a particularly attractive and extended property occupying a rural location yet only a short drive from all the facilities that Dartmouth has to offer. The cottage has versatile accommodation with plenty of original features and character all enjoying the super rural views. The cottage garden is of a good size, level and has lawns, a sun terrace and an off street parking bay for at least two vehicles. There is also a stone built outhouse, ideal for storage. The property has been freshly decorated outside, has Oil Fired central heating and double glazed windows. The super ground floor principal bedroom was formerly an annex and is particularly large with its own en-suite shower room. The sitting room has plenty of character and a super fireplace with wood burner and an oak lintel. Off the kitchen is a useful utility

room and a part glazed sun room/dining room. One of the first floor bedrooms has a shower cubicle, both bedrooms enjoying rural views to the front.

SITUATION: Cotterbury Cross is situated close to the village of Blackawton, which has a primary school, public house, church and village post office/Shop. Dartmouth, home to the Britannia Naval College, is about 4.5 miles has a good range of shops and boating facilities for which the town is well known. Totnes is approximately 11 miles away and has a mainline railway station with London Paddington reached in under three hours. Dartmouth Golf and Country club is approximately 1 mile away with a championship 18 hole course as well as a 9 hole club course. It also has a leisure complex with spa facilities, a swimming pool and a gym. Some of the country's finest beaches are only minutes away including Blackpool Sands and Slapton Sands.

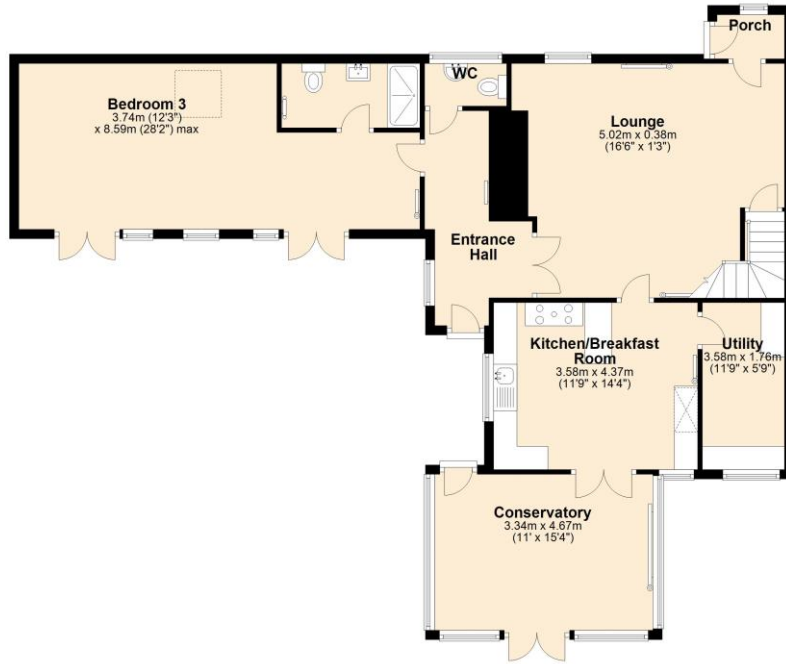
COUNCIL TAX BAND: C

POSTCODE: TQ9 7DB

SERVICES: Mains electricity and water. Private drainage.



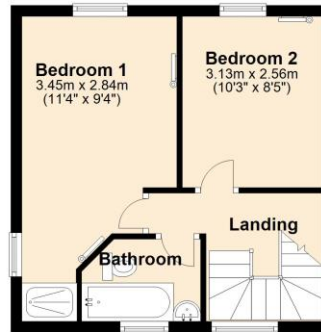
Ground Floor
Approx. 119.5 sq. metres (1286.1 sq. feet)



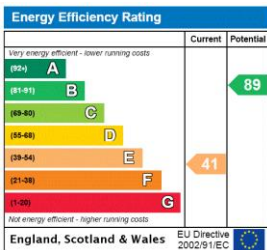
Total area: approx. 150.1 sq. metres (1616.0 sq. feet)

First Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



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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