



Blackawton, Devon, TQ9

£840,000

A substantial house with 2 annexes sitting within 5 acres of grounds.

The house itself has been extended on the ground floor and has 4 bedrooms (1 en-suite) upstairs. The larger annexe is a 1 bedroom annexe which has 2 further useful rooms above. There is a 2nd smaller annexe too. Heating is principally to radiators powered by mains gas. The land is split into 2 fields, either fenced or hedged. There is a block built garage and a large open fronted barn.

6  2  4 

KEY FEATURES

- 4 Bedrooms
- +1 bedroom annexe
- + studio flat
- garage
- open fronted barn
- 5 acres of land.



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ENTRANCE PORCH – with worktops with recess and plumbing for a washing machine.

KITCHEN - A room of 2 halves. The first, the kitchen has a fitted units with wooden worktops. A recess houses a range style cooker (not included) with a filter extractor hood above.

INNER HALL With turning stairs with storage beneath.

SITTING ROOM: - Home to an open fireplace now housing a log burning stove. This room has been extended to provide a dining area with a high ceiling as well a full height windows and French doors to the gardens.

UPSTAIRS. Landing.

FAMILY BATHROOM – A white suite comprised of a deep double ended bath, toilet, wash basin and a shower cubicle with mains water fed shower.

PRINCIPAL BEDROOM a generous bedroom with far reaching views.

THE EN-SUITE has a white WC, wash basin and a shower cubicle.

BEDROOMs TWO, THREE AND FOUR: All rooms are essentially double bedrooms.

ANNEXE 1

ENTRANCE PORCH

BATHROOM with a white suite made up of a WC, wash basin, bath and a separate shower cubicle.

KITCHEN fitted with an L shape of floor and wall mounted fitted units with an integrated sink.

SITTING ROOM with French doors to the deck and garden beyond.

BEDROOM

LANDING

2 FURTHER ROOMS both with Velux windows and access to under eaves storage.

ANNEXE 2/FLAT at the southern end of the house is a door opening into an further annexe of approx. 24 sq m. Presently configured as a kitchen leading to both a studio bedroom and a shower room.

OUTSIDE: - Adjoining the road is a:

GARAGE block built with light and power, up and over doors and rear pedestrian door.

OPEN BARN Approx 60' x 32' open fronted agricultural barn.

LAND to the south there are 2 enclosed fields.

SERVICES - Mains water and drainage are not connected. There is a bore hole and a septic tank. The heating to radiators is provided by mains gas.

COUNCIL TAX BAND: E Approx £2860 2024-5

EPC RATING: HOUSE – D, ANNEXE – C, FLAT - C

POSTCODE: TQ6 7DE

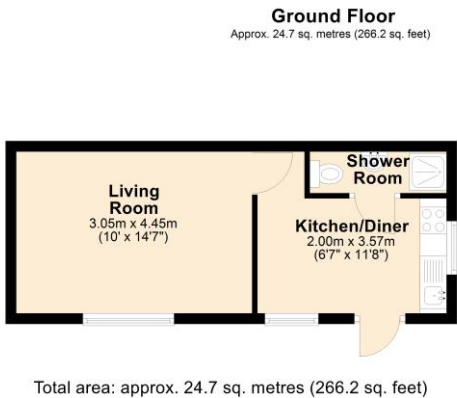
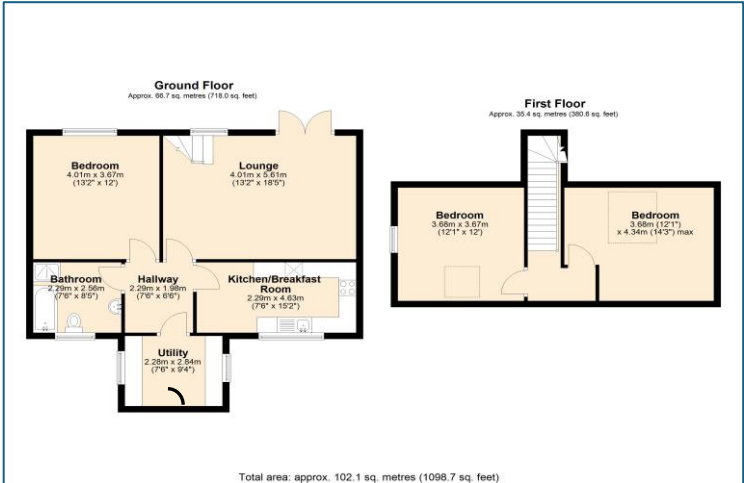
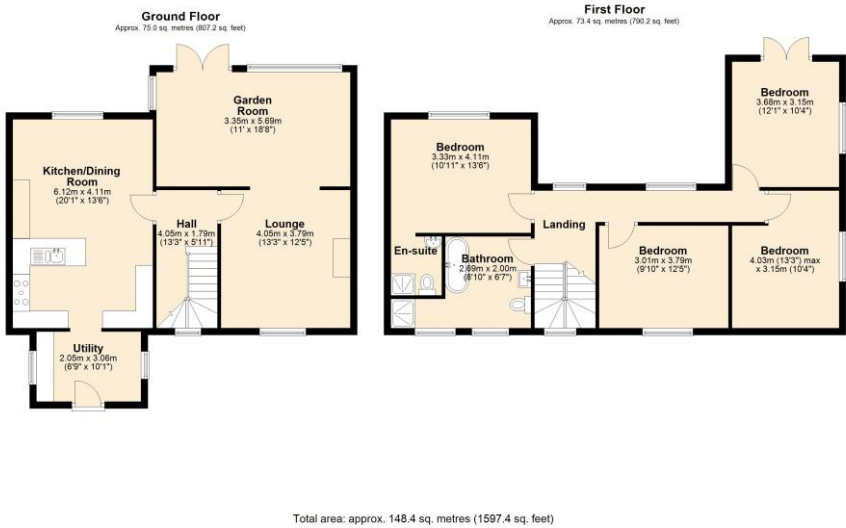
MATERIAL INFO

Tenure: Freehold. 2 titles.



DIRECTIONS:

From the Town Centre proceed out of town on the main road, A3122, heading towards Halwell and Totnes. About 2 miles out of town you will come to a sharp left hand bend with the Sportsman’s Arms pub on your right. The entrance to Sidboro House is about 100 yards further on your left.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.