



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. cupboards underneath worktops and two windows, making it a very handy boot room.

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. Plumbing for a dishwasher.

The 2nd half is the Dining room, with a woodburner, fitted cupboard and a large window with far reaching views of the countryside towards the sea, visible on a clear day.

INNER HALL With turning stairs with storage beneath. with a small window and hosing the boiler.

SITTING ROOM: - Home to the focal point, an open fireplace now housing a log burning stove. This room has been extended to provide a dining area, aka, the Sun Room as it gets plenty of natural light and opens into the garden. It has 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 free standing deep double ended bath, toilet, wash basin and a shower cubicle with mains water fed shower.

PRINCIPAL BEDROOM a generous bedroom with everchanging far reaching views. from the picture window
THE EN-SUITE has a white WC, wash basin and a shower cubicle.

long hallway with windows adding light

BEDROOMs TWO, THREE AND FOUR: All rooms are

essentially double bedrooms. one with dual aspect views

ANNEXE 1

ENTRANCE PORCH plumbed for a washing machine.

Workcounters and two windows. A handy boot room.

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. integrated oven and hood, plus plumbing for a dishwasher.

SITTING ROOM with French doors to the deck and garden beyond. The garden access is via a ramp, which makes this easily a disabled access and is accessible from the front, with a wraparound gravel path.

BEDROOM large double sized with another picture window of the garden and far reaching views of the countryside

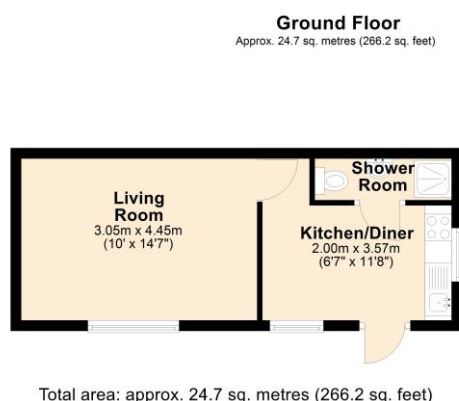
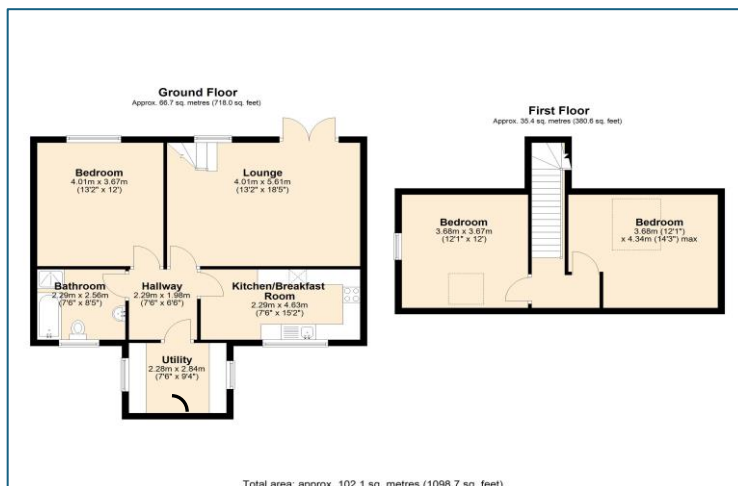
LANDING

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

ANNEXE 2 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.

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.





OUTSIDE: - Adjoining the road is a GARAGE block built with light and power, up and over doors and rear pedestrian door. To the front of the house is a mature garden with trees and shrubs and a small hardstanding for a greenhouse. OPEN BARN Approx 60' x 32' open fronted agricultural barn. LAND to the south there are 2 enclosed fields.

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.

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