



Buckfastleigh

- Video Walk-through Available
- Charming Period Cottage
- 3 Double Bedrooms
- Living Room & Kitchen/Breakfast Room
- Stylish Gallery Area
- Family Bathroom & Separate Cloaks/WC
- Secluded Enclosed Garden
- Off Road Parking

Guide Price:
£325,000
Freehold
EPC: E46

Little Kilbury, Old Totnes Road, Buckfastleigh, TQ11 0LQ

A wonderful unlisted period cottage offering deceptively roomy accommodation located on the edge of the ancient town of Buckfastleigh. Brimming with character and period-style features, this cottage also offers an attractive contemporary twist internally.

Buckfastleigh with its famous Abbey, situated on the edge of Dartmoor National Park, has become particularly sought-after over recent years with its pretty town centre offering an excellent range of shops and services including small independent traders, coffee shops and pubs/restaurants. For the commuter, the A38 Devon Expressway is within a mile's drive, offering dual-carriageway access south to Plymouth and Cornwall, and north to Exeter and the M5 beyond.

The Accommodation Stepping inside, a large, part-glazed period-style wooden front door opens to a hallway with tiled floor, storage recess for coats etc, back door to the garden and stairs to the first floor. Off the hall is the living room which features a superb open fireplace with exposed stonework and 2 double glazed windows overlooking the garden. Partially open plan to the living room is a well-proportioned kitchen/breakfast room which is flooded with natural light through 2 windows and having a double-height vaulted ceiling high above part of the kitchen with 3 Velux windows, the other part having a first floor gallery over-looking the kitchen. The kitchen has a tiled floor, a selection of cabinets and plenty of space for a breakfast table and chairs. The gallery above can be accessed either from bedroom 1 on the first floor or by its own turning staircase from the kitchen and is a real feature of the property, providing an L-shaped reception area and has glazed French doors to the garden. Completing the ground floor is a spacious bathroom with 3-piece period-style white suite with shower over the bath.

On the first floor, a landing has stripped timber doors leading into bedrooms 1 and 2, both doubles with features including exposed stonework and fitted wardrobes, bedroom 1 with a beautiful period fireplace and door to the gallery and bedroom 2 with a door and window to the garden. Off the landing is a useful separate WC with basin. Completing the accommodation is bedroom 3, located on the second floor, being another double and particularly light and airy with 3 Velux roof lights and 2 windows.

Outside Wonderful cottage garden to one side, being fully-enclosed and most secluded. Presented on various levels including a deck, extensive planting, terraces and lawn.

Parking Good sized parking bay to the front for 1 large vehicle or potentially 2 smaller vehicles.

FLOOR PLANS

For Illustrative Purposes Only



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m





Agents Notes

Tenure

Freehold

Services

Mains water. Mains electricity. Mains gas. Shared septic tank.

Charges: Approximately £75 per annum for emptying of shared septic tank.

Local Authority

Teignbridge District Council

Council Tax

Currently Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A38 towards Plymouth and take the Dart Bridge exit for Buckfastleigh. At the end of the slip road, turn left onto the A384 and follow the road, passing the Dartbridge Inn on your left. Take the first right over a stone bridge onto Totnes Road. Follow the road around a corner to the right and then another to the left. After the second corner, the property is immediately on the left.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	46 e	
21-38	F		
1-20	G		