



A rare opportunity to own a beautifully modernised cottage, in the sought after village of Combeinteignhead.

[Sunny Cottage](#) | [Combeinteignhead](#) | [TQ12 4RF](#)





PROPERTY TYPE

Semi Detached Cottage



SIZE

1,028 sq ft



RURAL



BEFORE 1900'S



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



LPG GAS CENTRAL HEATING

...



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

F



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedroom Semi-Detached
- Sought After Combeinteignhead Village Location
- Off Road Parking and Garage
- Lounge with Wood Burner
- Secluded Decking
- Amazing Original Features
- Immaculately Condition throughout







## the details...

### PROPERTY DESCRIPTION

Inside, this fabulous property is beautifully presented with stylish decor throughout, and it feels warm and inviting with LPG central heating, double-glazing, and a wood-burning stove, and it has bags of character with thick stone walls and window seats.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a staircase to the first floor with a cupboard beneath, a generously sized living room with a bare red stone feature wall with a wood-burning stove that makes a lovely focal point for the room and heating the entire house when lit, a utility room with a door to the driveway, a cupboard, a worktop, sink, plumbing for a washing machine, and floor space for an upright fridge/freezer, and a convenient ground floor cloakroom with a WC and basin, also housing the condensing LPG combi boiler that provides the central heating and hot water on demand, and a fabulous kitchen/dining room with two windows and a glazed door to the rear garden, a kitchen with plenty of worktop and cupboard space, a built-in cupboard and a larder cupboard, and plenty of space for a dining table and seating, ideal for any occasion.

Upstairs, there are three excellent bedrooms, all double sized, one currently used as a study, ideal for those working from home, accessed through the principal bedroom, and completing the accommodation is a superb modern bathroom containing a bath with a shower over, a pedestal basin and a WC.

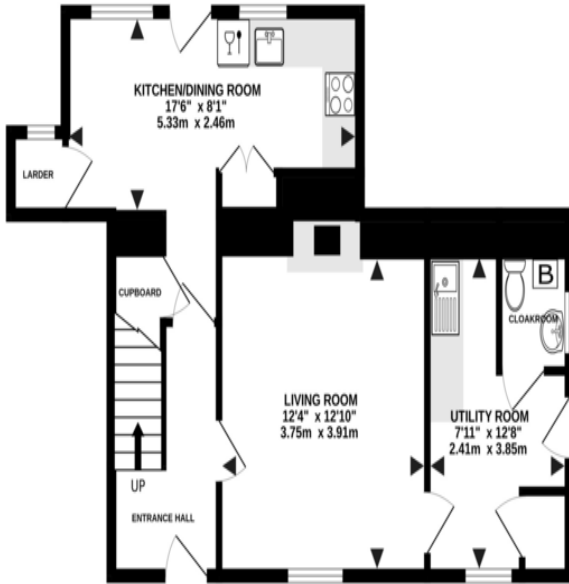
Outside there is a large brick-built outbuilding with doors to the gravel driveway where there is parking for one car and double gates to the roadside, and at the rear a terrace of timber decking, perfect for entertaining, be it alfresco dining or a barbecue, and it enjoys plenty of summer sunshine; a wonderful private outside space in which to enjoy the tranquil surroundings, and the sound of the water running past in the leat that borders the garden. There is an outside tap for convenience, a log store, and an LPG bottle store with an auto change-over valve.

TENURE- FREEHOLD  
COUNCIL TAX BAND- C

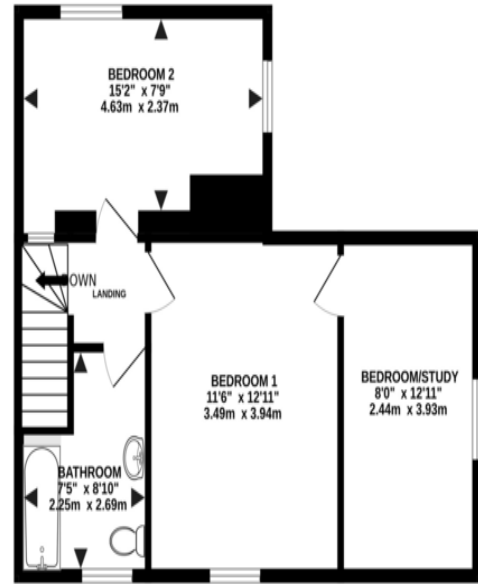


## the floorplan...

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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