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Rock Cottage,
Broadhempston, TQ9 6BH

An attached cottage with large gardens in a sought after village location.

Totnes 5 miles A38 5 miles Exeter 25 miles

- Large open plan kitchen/breakfast room • Three/four bedrooms • Potential annexe accommodation with separate access • Front and rear garden with raised vegetable beds • Herb and fruit garden, on street parking. •

Guide price £510,000

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SITUATION

Rock Cottage is located in the pretty South Hams village of Broadhempston which has a Community Shop with post office and stores at the heart of the village, outstanding primary school, playing fields and new village hall with sports facilities, Coppa Dolla and the Monks Retreat public houses. It is a pleasant country village situated approximately 5 miles from Totnes and 5 miles from Newton Abbot, and conveniently located to the A38 Devon Expressway providing speedy access to the cities of Plymouth and Exeter.

The bustling and thriving Elizabethan market town of Totnes retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. There are mainline railway stations both at Newton Abbot and Totnes with a link to London Paddington.

ACCOMMODATION

Accessed via a shared entrance gate and pathway from the road; there are two garden gates to the property on the right hand side, one of which leads through the middle of the front garden to an entrance porch with tiled floor. Pathway through a timber door to the kitchen/breakfast room. Quarry tiled floor, former

fireplace, oil fired Watson boiler for hot water, heating and cooking. Range of floor pine units with space and plumbing for a slimline dishwasher, Belfast sink, space for fridge and large bespoke hand made island unit (excluded from the sale but could be available by separate negotiation). From the kitchen, there is an attractive view over the garden and rear terrace. Side glazed door to courtyard area.

Door to sitting room with woodburning stove, windows to the front with window seats and glazed door to rear patio. Shelving unit. From the kitchen there is a timber door to the utility room with French doors to the rear garden. Range of floor level units with stainless steel single bowl drainer and sink, plumbing and space for washing machine. Space for undercounter freezer.

Door to shower room with tiled floor and quadrant shower enclosure with Mira electric shower, WC, wash hand basin and view over rear garden.

Part glazed door to bedroom 4/garden room which has been converted from the adjoining stone barn and has French doors to the front, skylight and many original character features including fireplace. This area could be adapted into a one bedroom letting unit or annexe if required.



Timber staircase rising to the first floor landing with door to bedroom 1 with stripped pine floorboards, cast iron fireplace, tiled hearth and surround, view to the front garden. Bedroom 2 with view to front garden. Rear landing has access to roof space. Bedroom 3 with window overlooking rear garden. Family bathroom with bath, WC, sink and built in airing cupboard.

OUTSIDE

A particular feature of Rock Cottage are its gardens which extend to both the front and rear of the property. Within the front garden there is a garden shed with space for bin storage and a number of fruit trees including apple, pear and fig. The landscaped gardens contain a number of mature trees including amelanchier, two magnolias, eucryphia, columnar beech and bay. There is also a pond.

To the rear is a very private garden on two levels, surrounded by high timber fencing. The lower level is hard landscaped with a mix of local stone, paving and pea gravel. There are four timber deep beds for vegetable cultivation. At one end the area is decked and at the other there is a large greenhouse.

A flight of steps leads to the upper garden area which is laid to lawn and also contains a small orchard of apple,

pear and medlar. There are also blackcurrant bushes and raspberries.

SERVICES

Oil fired central heating, mains water, drainage and electricity.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

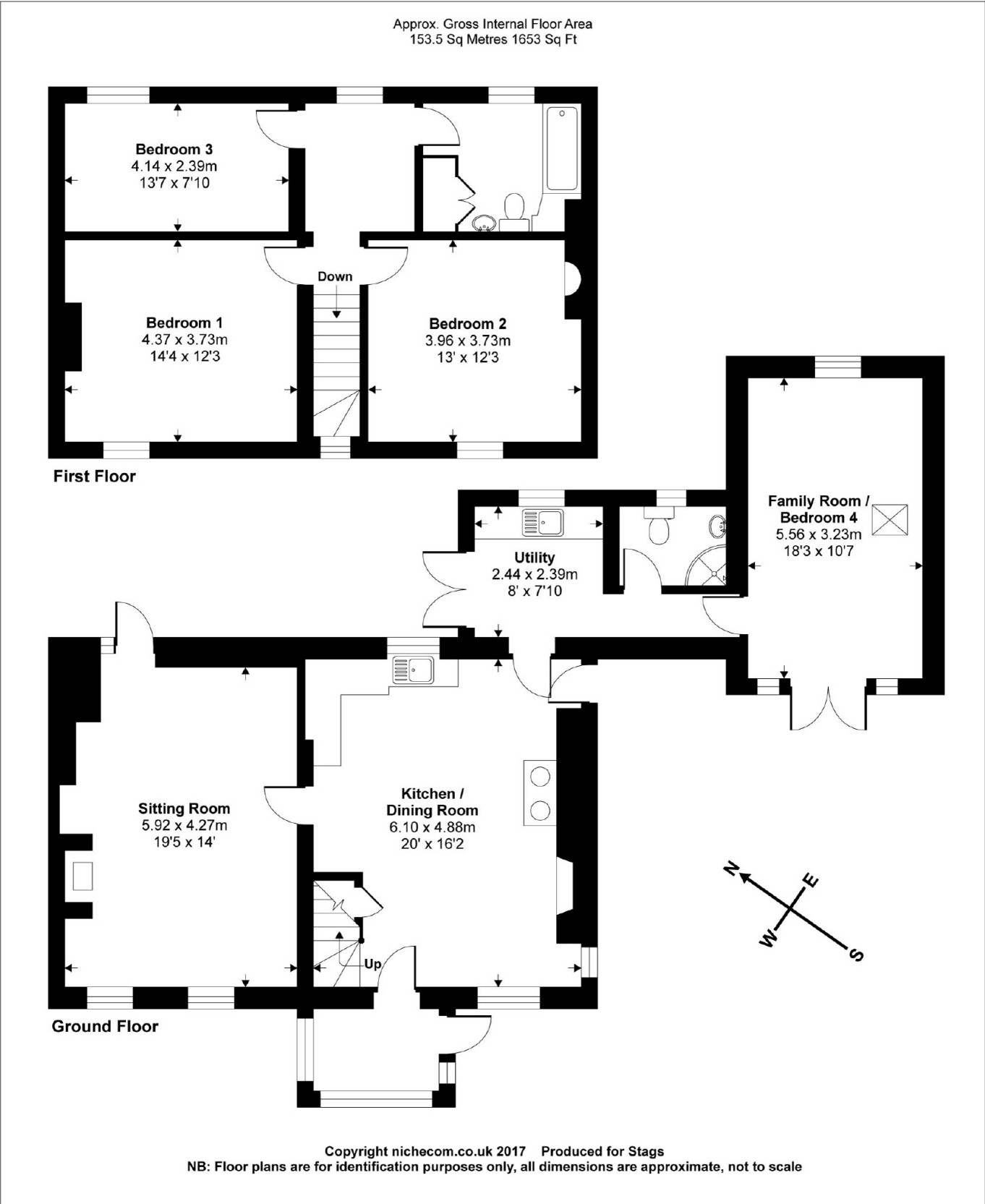
VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

Entering the village from the Staverton direction and passing the Vicarage Cross, proceed straight on following the sign for Broadhempston. On entering the village, immediately turn left where indicated (signposted to village centre and shop). Continue down this lane and straight into the village centre. Rock Cottage will be found on the right hand side, just before the T-junction.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E		
21-38	F		
1-20	G	16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	