



Woodfin Cottage



Woodfin Cottage

Blackawton, Totnes, Devon, TQ9 7BW

Dartmouth 6 miles Totnes 8 miles Kingsbridge 8 miles

A detached south facing 3 double bedroom property with off-road parking and garage.

- Detached Spacious Property
- 3 Bedrooms
- Garage
- No Onward Chain
- 3 Reception Rooms
- Detached Workshop - An Ideal Home Office
- Off road parking

Offers In Excess Of £500,000

SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church, public house and community shop. Dartmouth is the closest town, a popular boating centre boasting a world famous regatta and naval college, with a unique range of shops, galleries and restaurants.

DESCRIPTION

A detached and spacious south facing 3 bedroom property with flat lawned gardens, detached workshop, off-road parking and garage. Woodfin Cottage is located in a favoured South Hams village known for its strong sense of community with good facilities and just a short drive from the town of Dartmouth or Totnes.



ACCOMMODATION

Although an old Devon cottage, Woodfin offers a traditional structure with spacious accommodation, the property boasts a large south facing sun room on the ground floor with an entrance into a hallway. There is a long living room with a log burner and a dining room sits adjacent to a generous kitchen which could be opened up to provide a social kitchen dining area. Door to outside.

Upstairs there are 3 double bedrooms with a master bedroom and shower en-suite. Family bathroom and built-in storage throughout. All rooms offer fabulous views out over the surrounding countryside, an absolute treat.

OUTSIDE

The property is surrounded by a flat lawn with patio area and pretty planted shrubs. There is a detached workshop with WC & power which could make an ideal home office, studio or additional ancillary accommodation, subject to the necessary planning permissions. Across the lane is a garage with parking in front, steps to the side lead up to a raised lawned area, an ideal spot to take in the surrounding far-reaching views or to use as a vegetable garden.

SERVICES

Mains services are connected with an oil fired central heating system.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234

VIEWINGS

Strictly by appointment please through our Dartmouth office. Tel 01803 835336.

DIRECTIONS

From Dartmouth take the A3122 towards Totnes, after approximately 3 miles take the left turning signposted Blackawton. Proceed towards the village and turn left onto Chapel Street, take the next fork on your right and Woodfin Cottage will be found down on your right hand side.





9 Duke Street, Dartmouth,
Devon, TQ6 9PY

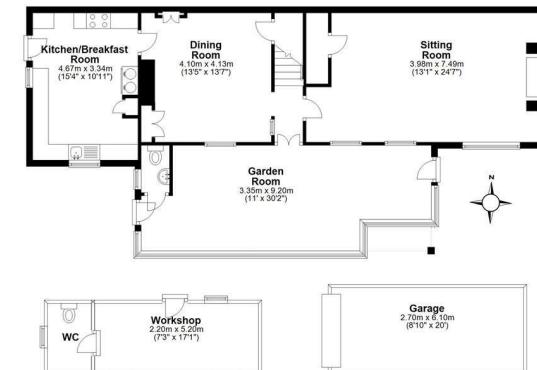
dartmouth@stags.co.uk

01803 835336

Woodfin Cottage, Blackawton

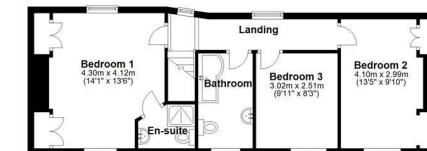
Ground Floor

Approx. 97.5 sq. metres (1047.7 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



Total area: approx. 150.0 sq. metres (1615.1 sq. feet)