



5 Keepers Cottage



STAGS

5 Keepers Cottage

Hillfield, Dartmouth, TQ6 0FA

5 Keepers Cottage is a successful, fully furnished holiday let, located within the popular Hillfield Village. The ground floor offers a light and spacious open plan living area with vaulted ceiling and French doors opening out to a decked terrace. The fitted kitchen is equipped to a high standard and includes integral appliances. Also on the ground floor is a superb master bedroom, with an en-suite bathroom. Above the living room is a galleried mezzanine bedroom. Second home or holiday let only.

- Successful holiday let
- Fully equipped kitchen
- Decked terrace
- Complete with booking until the end of September
- Open-plan living area with vaulted ceiling
- Master bedroom with en-suite bathroom
- Parking
- Fully furnished

Offers In Excess Of £225,000

SITUATION

Hillfield Village comprises 31 luxury self-catering holiday properties, situated in an idyllic rural setting within the hamlet of Bugford, a rural location yet within approximately 3 miles from the pretty waterside town of Dartmouth. A town buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Naval College. Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth appeals due to the variety of recreational activities available along its embankment, the dynamic range of modern and quirky shops, galleries and eateries, which all combine to offer a quality of life like no other.

DESCRIPTION

5 Keeper's Cottage is located in the heart of the South Hams countryside within Hillfield Village a popular and successful holiday let, currently managed onsite by Coast and Country. The property is available lock, stock to allow the current bookings to continue seamlessly. The property is booked until the end of September and the new owner can decide to continue or to use as a second home.



ACCOMMODATION

5 Keeper's Cottage has been recently refurbished offering modern and flexible accommodation over two floors. The cottage has an impressive living area with a cathedral ceiling and views to the gallery above the comfortable sitting area. There is also a dining area, comfortably seating four, whilst the modern kitchen is equipped to a very high standard. There is a ground floor fully tiled shower room, there are two bedrooms – the master bedroom has a beautiful en suite bathroom with whirlpool bath and overhead shower on the ground floor and the mezzanine bedroom is currently set up as a twin. All beautifully finished and furnished.

OUTSIDE

There is a private decked area to the front of the property, along with the communal grounds to enjoy. Hillfield Village facilities include acres of beautiful gardens, all-weather tennis court and a children's play area. All owners and guests can exclusively enjoy green fees, leisure and gym facilities at the nearby Dartmouth Golf and Country Club at Members Guest Rates, plus 10% off all spa treatments and 10% off all food and beverages in the Clubhouse Bar and Restaurant. The property also benefits from allocated parking close-by.

SERVICES

Mains electric and water

LOCAL AUTHORITY

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

DIRECTIONS

From Dartmouth proceed out of the town towards Totnes, passing Sainsburys on your right. Continue for approximately 1.5 miles, and turn left onto Bugford Lane, signposted Hillfield. Continue for approximately ½ mile where the entrance to Hillfield Village will be on your left. Follow the road past reception and the property will be found ahead at the end of the old walled garden.

VIEWING ARRANGEMENTS

Strictly by appointment through our Dartmouth office during the Saturday changeover. Tel: 01803 835336



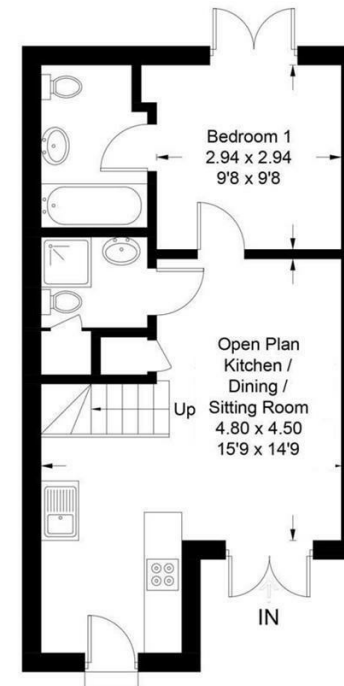


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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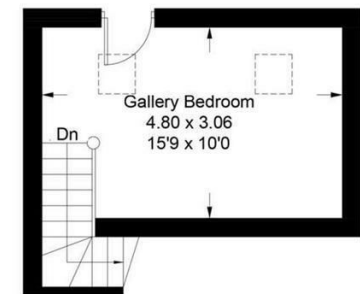
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Ground Floor



Approximate Gross Internal Area
52.9 sq m / 569 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID767268)



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