



6 Sheplegh Court, Blackawton, Totnes, Devon,  
TQ9 7AH

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









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Blackawton has a strong community with a highly regarded primary school, church and a public house. Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north. Situated a short distance from both Dartmouth Golf & Country Club and Woodlands Leisure Park.

6 Sheplegh Court is a light and spacious well presented period 3 bedroom first floor apartment, with panoramic views across the beautiful grounds and countryside. There is a well fitted kitchen with integrated appliances opening through to a spacious living / dining room with large window with gorgeous view, 3 good sized bedrooms, one of which has an en-suite shower room, and a family bathroom. The apartment benefits from an allocated parking space which has an individual EV charging point and guest parking.

Sheplegh Court is a substantial period property in a peaceful rural setting on the site of a former country house and hotel, believed to have been converted during the 1990's and now comprises of a range of apartments and cottages, each of which have use of the communal facilities.

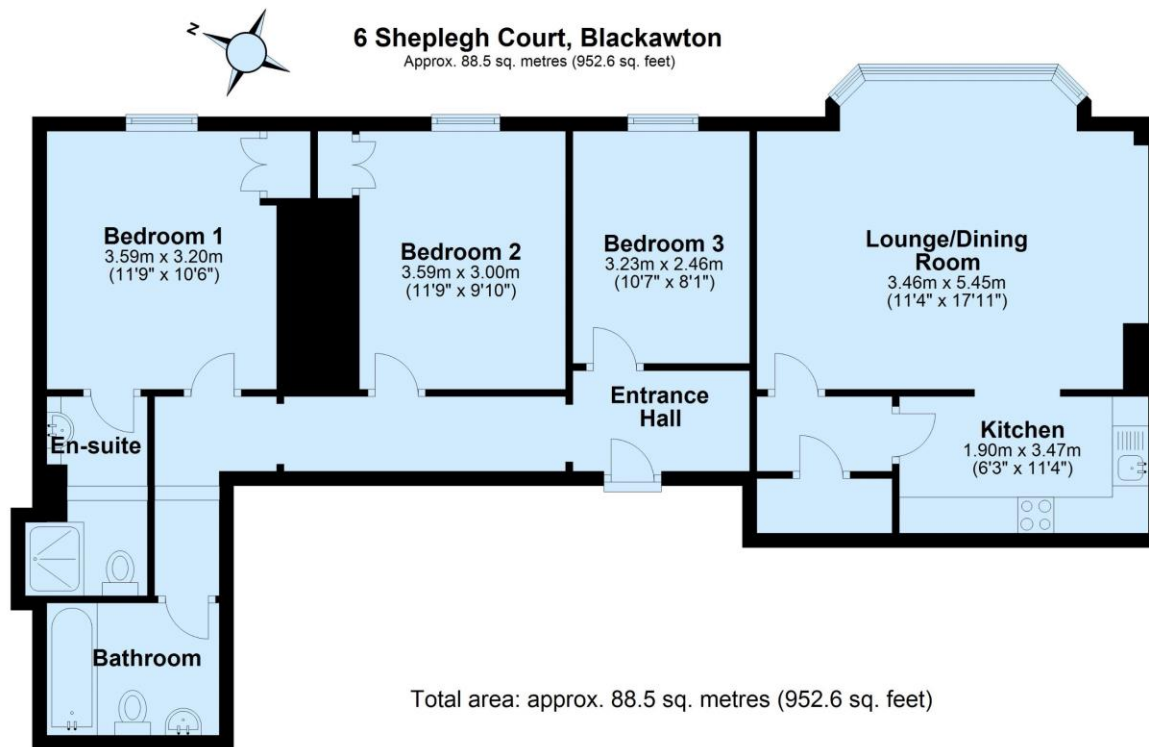
The property is set in beautiful tranquil grounds in excess of 20 acres, which includes lawns, wooded areas, a heated outdoor pool and a tennis court. There is also a communal laundry room, an indoor heated swimming pool, sauna, and a snooker room.

### KEY FEATURES

- Well Presented First Floor Apartment
- Spacious And Light Accommodation
- 1 En Suite Bedroom
- 2 Further Bedrooms
- Allocated Parking With EV Charging Point And Visitors Parking
- Grounds In Excess Of 20 Acres
- Indoor And Outdoor Swimming Pools
- Tennis Court
- 999 Years Lease From 1st January 1988
- Mains Electricity. Private Water Supply. Private Drainage
- Electric Heating

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC E | COUNCIL TAX D | TENURE Long Lease

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#### DIRECTIONS

From Dartmouth follow the A3122 towards Totnes. After passing Gardentime Garden Centre on your left hand side take the next left hand turn signposted Blackawton. Continue straight along this road and at Cotterbury Cross turn right signposted Bow and Millcombe, continue along this road, down the hill and over a small bridge. Continue up the hill and the stone entrance to Sheplegh Court will be seen on the right hand side. Continue on the drive past the main house and the car park is on the right hand side.

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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