



9 Priory View, Cornworthy, Totnes, Devon,  
TQ9 7HN

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS



## 9 Priory View, Cornworthy

*A beautifully presented detached house, at the end of this popular residential cul-de-sac in the heart of this charming South Hams village, situated equi distance between the bustling towns of Totnes and Dartmouth.*

### Accommodation

#### Ground Floor

Entrance Hall. Open Plan Living Comprising Sitting Room & Dining Area With Balcony & Juliet Balcony. Cloakroom. Kitchen / Breakfast Room.

#### Lower Ground Floor

Main Bedroom With En Suite Shower Room.  
3 Further Bedrooms. Family Bathroom.

#### Basement

3 Storage Rooms With Water & Central Heating  
And Separate Entrance

#### Outside

Stunning Countryside Views.  
Mature Gardens. Terraced Decks.  
Driveway Parking

#### Mileage

*Dartmouth 7 miles, Dittisham 2.5 miles, Totnes 7 miles. All mileages are approximate.*

Dartmouth Office

01803 839190

[dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)











#### KEY FEATURES

- Spacious Detached House
- Beautifully Presented Throughout
- Stunning Views Of The Surrounding Countryside
- Charming Rural Village Location
- En Suite Main Bedroom
- 3 Further Bedrooms
- Stylish Newly Fitted Kitchen
- Lovely Decked Terraces
- Secluded Mature Garden
- Driveway Parking
- Useful Storage Rooms
- Potential To Create An Annex









A beautifully presented and spacious reverse level detached house nestled in the heart of this charming South Hams village, with absolutely stunning views of the surrounding countryside.

With a lovely mature garden and driveway parking, together with its position being equi -distance between Totnes and Dartmouth, this home offers the opportunity to realise that much longed for move to the countryside with all modern day amenities within a short drive.

The property has been lovingly extended and there may be further potential to create more living space.

On the ground floor is a large reception room comprising of a sitting room with a wood burning stove and dining area, with a balcony to the front and a juliet balcony to the rear, a cloakroom and a stylish beautifully fitted and presented kitchen/breakfast room with integrated appliances.

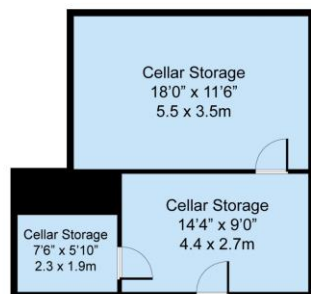
On the ground floor is the main bedroom with a stunning en suite shower room, three further bedrooms and a family bathroom.

Beneath the house are three useful storage rooms with water and central heating which currently provides storage for bikes, boating gear etc, but has potential to create an annex, with its own entrance (subject to the necessary consents).

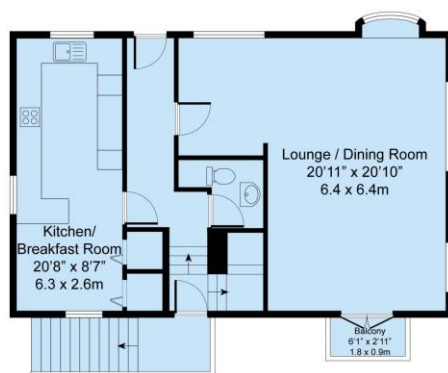
The property sits in a lovely mature plot, with two fabulous decked terraces and a secluded lawned garden area, bursting with mature planting.

Cornworthy is a small village in an Area of Outstanding Natural Beauty, surrounded by farmland and lying close to the River Dart and Bow Creek, a tributary of the Dart. The village has a strong local community with a popular pub, village hall and a 15th century church. Everyday shopping is available in nearby Dartmouth or Totnes, which has a mainline rail link to London (approx. 3 hours).

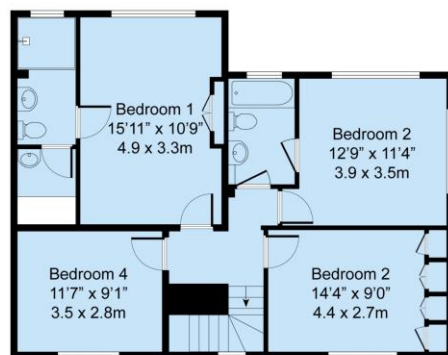




CELLAR



GROUND FLOOR



OWER GROUND FLOOR

Total area 198 Sq.m (2131 Sq.ft) Approx  
(Excluding Outbuildings)



NB. This Floor Plan is for illustrative purposes only, all dimentions are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## LOCAL AUTHORITY

South Hams, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE  
Tel:

## COUNCIL TAX

E

## SERVICES

Mains electricity, water, drainage and oil fired central heating.

## FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## TENURE

Freehold

## VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

## DIRECTIONS

From the Marchand Petit Dartmouth office take the A3122 for approximately 4 miles. At the Sportsmans Arms inn at Hemborough Post, turn right (signposted Capton, Dittisham) and then immediately left (signposted Cornworthy). Follow this road for a further 2 miles before bearing right to Cornworthy. Continue through the village passing The Hunters Lodge on your right, and Priory view is a little way further 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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