

CORNTOWN COTTAGE

CORNTOWN



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Corntown Cottage
Corntown | Devon | PL21 9SZ

Mileages

Plymouth - 11 miles | Exeter - 38 miles | A38 - 3 miles

(All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Breakfast Room, Dining Room, Sitting Room, Lounge,
Study, Home Office, Utility, WC

First Floor

Principal Bedroom with En-Suite, Three Bedrooms (2 En-suite),
Family Bathroom

Outside

Paved Driveway Parking, Double Garage, Large Level Lawns,
Extensive Kitchen Garden

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad St, Modbury, PL21 0PS



AT A GLANCE

A detached, extended cottage in the sought-after hamlet of Corntown, full of charm and character. With versatile reception rooms and four double bedrooms, the home is complemented by level gardens, ample parking, and a double garage, striking the perfect balance between lifestyle and practicality.

ACCOMMODATION

Stepping inside, an inviting entrance area sits naturally between the original cottage and the extension, giving the house an easy, everyday flow. Straight ahead, a utility/boiler room keeps the practicalities neatly to hand, ideal for muddy boots and clothes after a walk on the nearby Moors.

Turning right, the kitchen/breakfast room forms the sociable heart of the home. Shaker-style cabinetry and extensive marble work surfaces wrap around the space, while a peninsula with breakfast bar creates a relaxed spot for coffee. Cooking is centred on a neatly recessed, traditional Rayburn, complemented by a separate induction hob and microwave/oven. A line of windows brings in soft light and looks across the garden, while the exposed beams overhead add warmth and character. To the left of the entrance, the formal dining room lies in the newer wing and easily accommodates large gatherings. French doors open onto the rear terrace, creating a wonderful indoor/outdoor feel.

Beyond the kitchen, a sequence of living spaces offers excellent flexibility. A generous sitting room flows through to the lounge, both rooms benefit from wood burning stoves that set a welcoming tone. A cloakroom/WC is discreetly tucked off this area. A further room provides space for a small study/homework area, while within the extension another room, currently used as a substantial home office, creates a quiet zone away from the main living areas.

Two staircases highlight the home's two-part heritage. The first, rising from the lounge, leads directly to the principal bedroom with its en-suite shower room. From there, it continues onto the landing of the original cottage, where a family bathroom and a further bedroom are found. Crossing into the newer wing, two additional bedrooms, each with its own en-suite, stand out for their sense of volume, with vaulted ceilings and exposed timbers in places.

At the end of this landing, the second staircase descends to a small entrance lobby with outside access and a handy link back to the home office/reception. This thoughtful layout reinforces the sense of flexibility at the heart of the property, with clearly defined zones for entertaining, family life, and working from home. Whether welcoming guests, hosting larger gatherings, or simply enjoying the day-to-day rhythm of the house, the arrangement allows the home to adapt with ease, blending the character of the original cottage with the scale and convenience of its modern extension





OUTSIDE

To the lane, an electric timber five-bar gate opens to a brick-paved driveway providing ample parking and access to the detached double garage with twin electric doors. The roof is fitted with solar panels supported by a battery storage system, while an electric car charger is housed within the garage—making the home as practical as it is sustainable.

At the rear, the house unfolds onto a broad paved terrace running the length of the elevation—ideal for al-fresco dining—leading onto level lawned gardens, framed by a thoughtfully planted border. The plot is enclosed for a good degree of privacy and offers multiple seating areas to follow the sun through the day, together with an extensive vegetable garden for home growing

LOCATION

Corntown is a peaceful rural hamlet within the parish of Cornwood, surrounded by unspoilt countryside on the edge of Dartmoor National Park. The setting offers a perfect balance of village life and outdoor adventure, with endless opportunities for walking, riding, and exploring the moor. Nearby Cornwood provides everyday amenities including a community-owned pub and primary school, while the A38 is within easy reach for swift access to Plymouth, Exeter, and beyond.





Property Details

Services:	Mains Water and Electricity. Private Septic Tank. Oil Fired Central Heating
EPC Rating:	Current - D Potential - C
Council Tax:	Band E
Tenure:	Freehold
Authority	South Hams District Council

Fixtures & Fittings

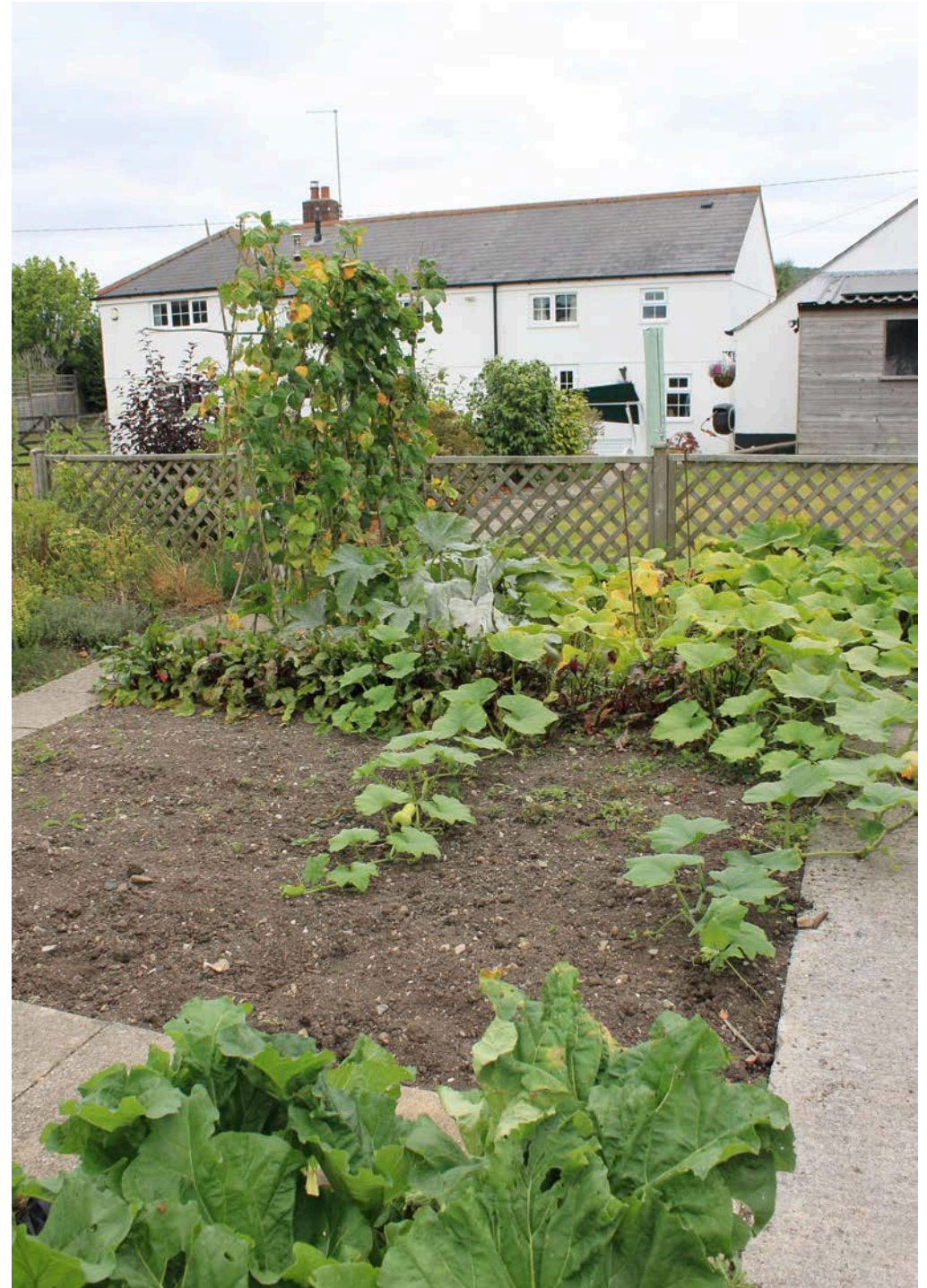
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38, take the Lee Mill exit (signposted for Tesco). Follow the road through Lee Mill and continue towards Cornwood. Pass through the village and at the pub turn left then left again at the small green up past the church and out of the village for 400m. On entering the hamlet, Corntown Cottage will be found on the right along the lane, identified by the timber five-bar gate.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



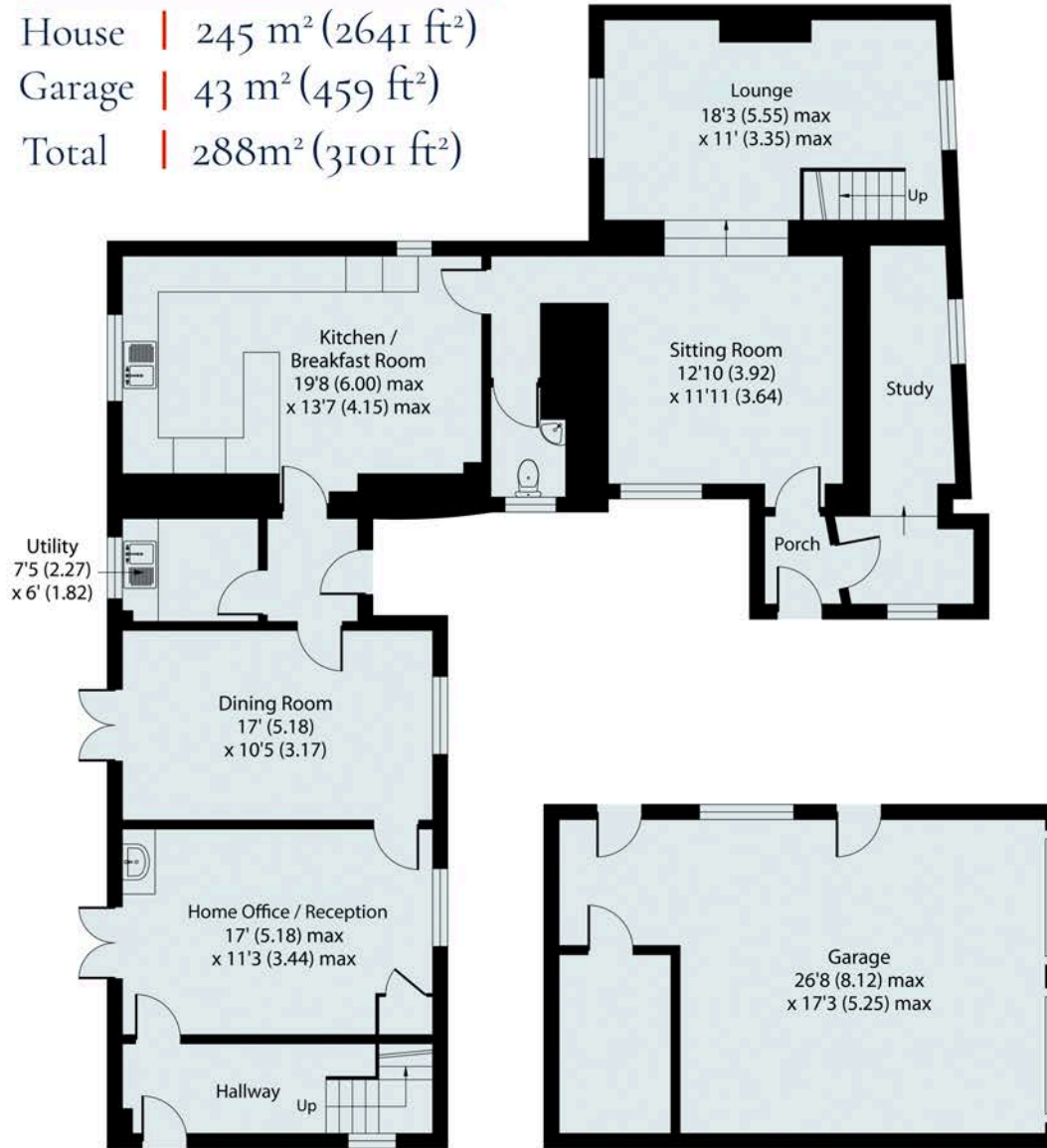


APPROXIMATE AREA

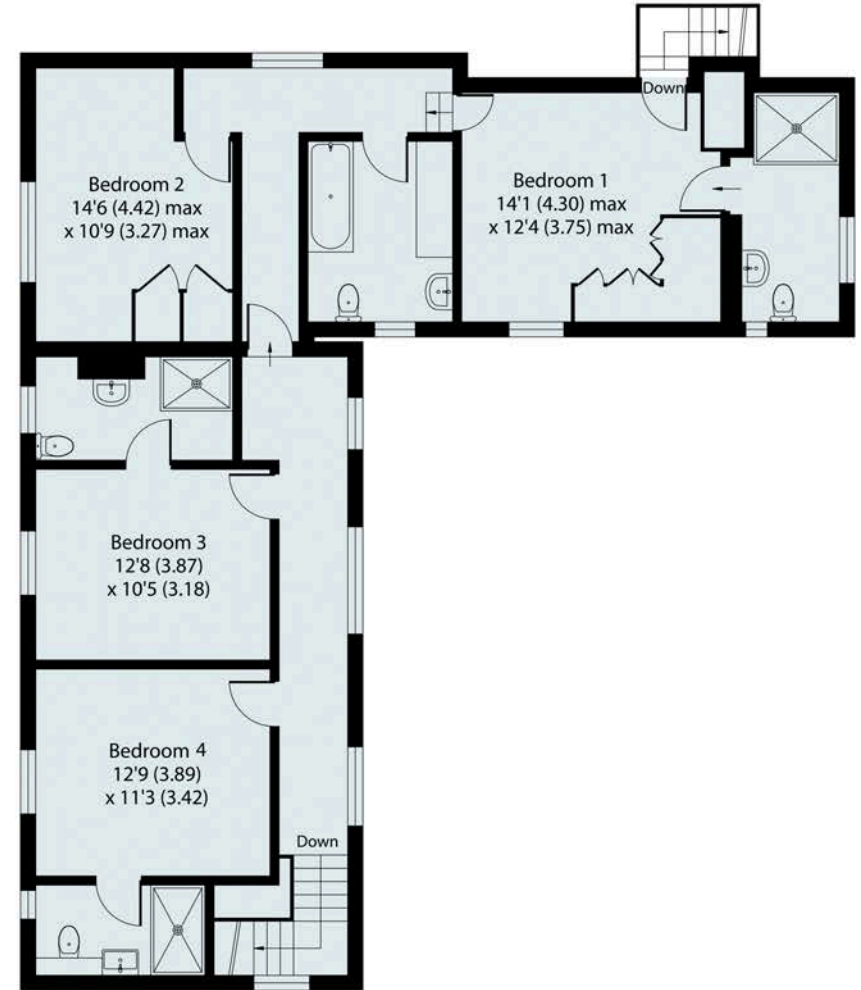
House | 245 m² (2641 ft²)

Garage | 43 m² (459 ft²)

Total | 288m² (3101 ft²)



GROUND FLOOR



FIRST FLOOR

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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