

BLACKSMITHS COTTAGE WASHBOURNE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



BLACKSMITHS COTTAGE

Blacksmiths Cottage is an absolutely charming, period cottage set in the peaceful Hamlet of Washbourne and surrounded by beautiful countryside. The property is immaculately presented throughout and offers a wealth of character, ideally located for access to Totnes and Dartmouth.

The open plan sitting/dining room opens onto the rear garden, which is ideal for entertaining, dining and catching the sun and both share the wonderful views of the partially wooded valley behind the cottage. From the living space is access to the kitchen. In addition to two main bedrooms there is a third built into the roof space, complete with delightful views and it's own bathroom. To one end of the property there is a garage which can also be accessed from the rear garden. There is also parking space for approx. 2 cars located further up the road.

Washbourne is a charming hamlet set in the very heart of the South Hams countryside, equidistant between Dartmouth with its deep water harbour and the medieval market town of Totnes. The nearest larger village is Harbertonford with the ever popular village of Dittisham just 5 miles away on the west bank of the river Dart. The surrounding villages of Cornworthy, Ashprington and Tuckenhay all have a wealth of character and Public Houses.





KEY FEATURES

- NO CHAIN
- Beautifully presented period cottage
- Surrounded by countryside
- Full of character and charm
- Rear garden
- Single garage
- Ideally located for access to Totnes and Dartmouth
- Parking for approx. 2 cars





PROPERTY DETAILS

Property Address

Blacksmiths Cottage, Washbourne, Totnes, Devon, TQ9 7UB

Mileages

Totnes 3 miles Exeter 30 miles
Plymouth 23 miles (approximately)

Services

Mains electricity and water. Private drainage via septic tank. Night storage heaters.

EPC Rating

Current: 29, Potential: 84

Council Tax Band

D

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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.

FLOOR PLAN

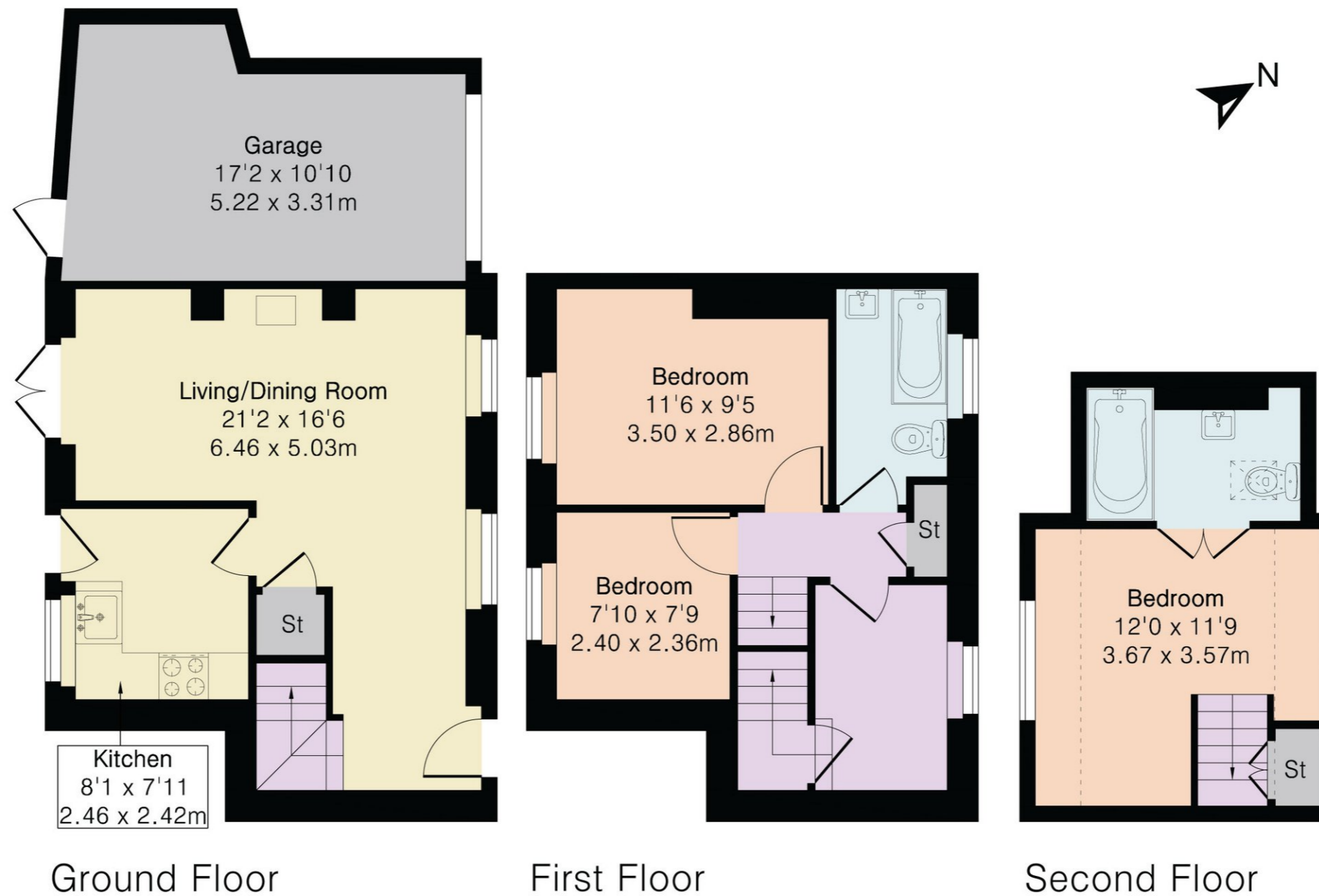
Approximate Gross Internal Area 913 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 359 sq ft – 33 sq m

First Floor Area 359 sq ft – 33 sq m

Second Floor Area 195 sq ft – 18 sq m

Garage Area 161 sq ft – 15 sq m





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