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Hedgerose



Dartmouth 5 miles; A38 7 miles; Totnes 9 miles

A spacious home situated in a good sized plot with newly landscaped gardens and uninterrupted views across the South Devon countryside.

- Village location
- Landscaped gardens with countryside views
- Garage and driveway parking
- Principal bedroom with en suite
- Energy-efficient with solar panels and Tesla battery
- Spacious open-plan living
- Freehold
- Council tax band E

### SITUATION

The sought-after village of Blackawton lies amongst rolling South Hams countryside, with a thriving community and excellent local amenities including a primary school, community shop, parish church, village hall and the George Inn.

Dartmouth, with its world-famous regatta, Royal Naval College, galleries and restaurants, is only 5 miles away, while Totnes is about 9 miles and provides mainline rail services to London Paddington. The A38 Expressway is within easy reach, giving swift access to Exeter, Plymouth and beyond.

### DESCRIPTION

Hedgerose is a well-presented and energy-efficient home set in a generous plot with newly landscaped gardens and uninterrupted countryside views.

Perfectly located in the heart of Blackawton, the property combines spacious modern living with sustainability, benefitting from solar panels and a Tesla Powerwall battery, reducing reliance on the grid.

Offering flexible accommodation and attractive outside space, the property would suit families and downsizers alike.

### ACCOMMODATION

Approached via a block-paved driveway with parking for two vehicles, the glazed front door opens into a welcoming entrance hall with cloakroom.

The kitchen is fitted with oak units and Rangemaster cooker, opening into a generous open-plan living area. The sitting room is light and airy, with a

woodburner and French doors leading into the garden.

There are two double bedrooms, both with fitted wardrobes and Velux windows. The principal bedroom benefits from an en suite shower room, while the family bathroom is well appointed with a modern white suite.

### OUTSIDE

The gardens have been attractively landscaped, providing a beautiful setting with lawn, terrace and planting that takes full advantage of the open countryside views. The property also includes a garage and further driveway parking.

### SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Solar panels with Tesla Powerwall battery.

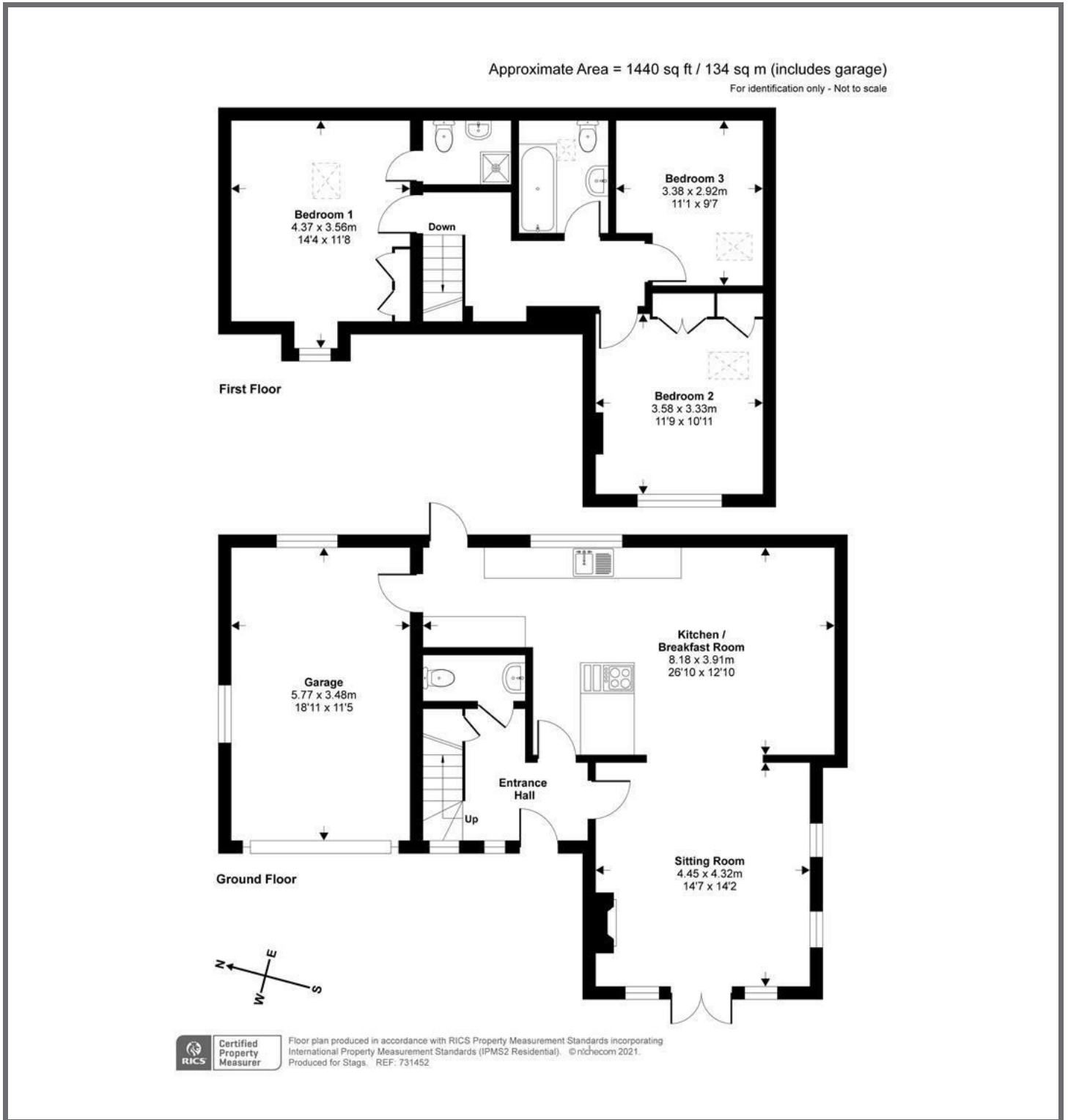
Superfast broadband and mobile coverage available.

### DIRECTIONS

From Totnes take the A381 towards Kingsbridge/Dartmouth. At Halwell turn left on the A3122 for Dartmouth, then right at Forces Tavern signed Blackawton. Enter the village, pass the church, turn right onto Park Lane, then left into Back Lane. Hedgerose is the first property on the left.

Guide Price £515,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(72-82) C	(62-72) D
(55-64) E	(45-54) F	(35-44) G	(2-34) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		79	86

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