STAGS



# Apple Cottage

# Apple Cottage, Yalberton Road, Higher Yalberton, Devon, TQ4 7PE







Torbay: 3 miles, Totnes: 4 miles, Exeter: 25 miles.

A charming Grade II Listed cottage, situated within the peaceful hamlet of Yalberton, offering characterful accommodation, two private outdoor spaces and off-road parking for two vehicles.

- Charming Grade II Listed cottage
- Peaceful hamlet location
- Wealth of character features
- Open-plan sitting/dining room
- Underfloor heating to the ground floor
- Three first floor bedrooms
- Front and rear outdoor spaces
- Two allocated parking spaces
- Freehold
- Council tax band: C

## Guide Price £325,000

### SITUATION

The property is situated within the small hamlet of Yalberton on the outskirts of Paignton, enjoying a peaceful setting whilst remaining conveniently accessible to nearby amenities. Surrounded by attractive South Devon countryside, the area offers a balance of rural outlook and connectivity.

Paignton forms part of the English Riviera and provides a comprehensive range of facilities including supermarkets, schools, leisure facilities, restaurants and beaches. The nearby coastline offers access to the South West Coast Path, while Paignton Harbour and Marina provide a variety of waterside activities.

The market town of Totnes lies approximately 7 miles distant and offers a mainline railway station with direct services to London Paddington, together with a range of independent shops, cafés and restaurants. Dartmoor National Park and the South Hams are also within easy reach, offering extensive opportunities for walking, cycling and outdoor pursuits.

### DESCRIPTION

Apple Cottage is a charming Grade II Listed cottage offering characterful accommodation arranged over two storeys. The property successfully combines a wealth of period features with modern comforts, creating an attractive home suited to a variety of purchasers.

Particularly notable is the light and airy open-plan reception space, complemented by three double bedrooms and well-appointed bathrooms. Externally, the property benefits from private outdoor areas to both the front and rear together with allocated parking for two vehicles.

### ACCOMMODATION

The accommodation is arranged over two storeys and offers well-balanced living space throughout. From the entrance porch, access is provided to a cloakroom with WC before entering the principal reception area. The sitting and dining room forms the heart of the home, enjoying a light and welcoming atmosphere enhanced by a pleasant outlook over the property's outdoor space. Character features including exposed timbers combine with natural oak flooring and underfloor heating to create a comfortable and inviting environment suited to both family living and entertaining.

Positioned adjacent to the reception room is the kitchen, fitted with a range of units providing useful storage and workspace while maintaining a cottage-style aesthetic. The layout creates a natural flow between the principal living spaces.

On the first floor, there are three double bedrooms, each benefiting from good natural light. The upper floor retains much of the property's character, with exposed beams providing an attractive feature throughout. These bedrooms are serviced by a family bathroom fitted with a bath, wash basin and WC.

### OUTSIDE

The property benefits from private outside space to both the front and rear, creating excellent opportunities to enjoy the peaceful setting.

The front garden provides an attractive area for outdoor seating and entertaining, while the rear courtyard offers a further private space requiring minimal maintenance. Together, these areas create a pleasant extension of the internal accommodation and are ideally suited to outdoor dining and relaxation.

Further benefiting the property are two allocated parking spaces providing convenient off-road parking.

### SERVICES

Mains water, electricity and gas. Shared private sewage treatment plant. Gas fired central heating. Underfloor heating on the ground floor. Ofcom advises that standard broadband is available and that there is limited mobile reception via the major providers.

### LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201201
Email: customer.services@torbay.gov.uk

### VIEWINGS

Strictly by appointment through the agents.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### DIRECTIONS

From the A380, follow signs towards Paignton and continue onto the A385. Take the turning signposted towards Yalberton and proceed into the hamlet. Upon entering the settlement, continue through the converted farm development where Apple Cottage can be found with allocated parking nearby.

What3Words: ///firmly.could.shine







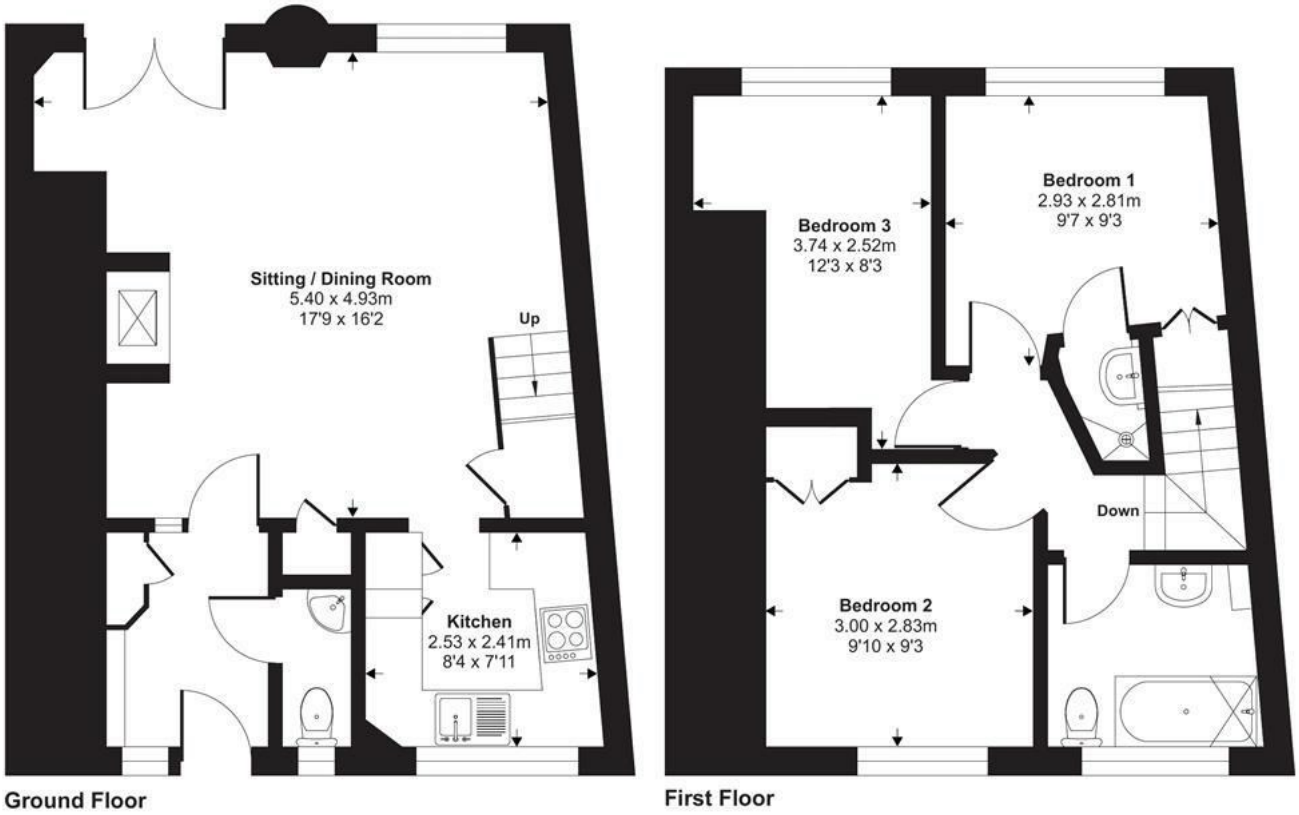




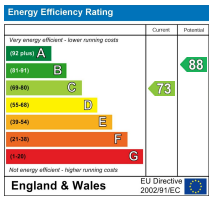
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Approximate Area = 781 sq ft / 72.5 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1482005




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STAGS

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk