



Fir Tree Lodge



Fir Tree Lodge

Mill Cross, Rattery, South Brent, Devon, TQ10 9LA

South Brent: 3.7 miles, Totnes: 5.2 miles, Plymouth: 20.6 miles

Detached 3 bedroom bungalow occupying a generous plot located on the fringes of the sought after village of Rattery. The property has been historically extended and now offers generous accommodation approaching 1,500 sqft

- Detached bungalow
- Three bedrooms
- Parking and garage
- Rural yet accessible location
- Large plot
- Southerly aspect
- Freehold
- Council Tax Band F
- Secluded mature gardens

Guide Price £600,000

SITUATION

The property is situated within the parish of Rattery, Rattery being one of Devons oldest villages and situated within reach of Dartmoor National Park and easy access to the A38.

The nearby popular village of Dartington has a primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish.

The bustling Medieval market town of Totnes is approximately 6 miles away and has a wider range of facilities which include a secondary school, a leisure centre/swimming pool, a unique High Street with many individual shops and boating opportunities on the River Dart.

DESCRIPTION

Fir Tree Lodge is a 3 bedroom home located in a rural yet accessible location on the fringes of the popular village of Rattery. The property has been historically extended and now offers generous accommodation including a master bedroom with en-suite bath / wet room and a private balcony overlooking the garden. Whilst there have been some recent improvements to the kitchen and bathrooms there is still scope for the next owner to put their mark on it.

Externally the property is complemented by a delightful garden and the benefit of driveway providing parking for numerous cars and integral garage.



ACCOMMODATION

Fir Tree Lodge has gated access off the driveway to the patio leading to the front door, into the garden room with a kitchen, sitting room, utility room, three bedrooms, bathrooms and garage together with an expanse of garden.

The kitchen overlooks the rear garden with large windows providing an abundance of light with white base and wall units, quartz worktop with inset sink with drainer, stools with breakfast bar seating, induction hob with extractor hood over, built in double oven and microwave together with American style fridge / freezer and dishwasher.

The sitting room is central to the property with a gas fire together with sliding patio doors looking into the garden room (currently used as a dining room) and garden beyond.

There are three bedrooms in all, one bedroom has a door to the rear garden with the master bedroom located in the extension part of the property. The master bedroom has built in storage cupboards together with an ensuite bathroom with bath, WC, walk in wet room style shower, inset hand basin with cupboard under, heated towel rail and underfloor heating. There is also a balcony area with sliding patio doors overlooking the garden. Built in storage cupboards within the hallway with a separate shower room with corner shower, WC, wash hand basin, heated towel rail and underfloor heating.

Off the kitchen, there is a utility room with plumbing and space for a washing machine, a separate WC, door to the side garden and access into the integral garage.

OUTSIDE

Entrance driveway providing excellent off road parking with integral single garage. The secluded gardens provide large areas of lawn sweeping around the dwelling with mature shrubs and trees with pathway and patio area for alfresco dining.

SERVICES

Mains electricity and water. Private drainage and oil fired central heating and hot water. LPG gas fire in sitting room.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

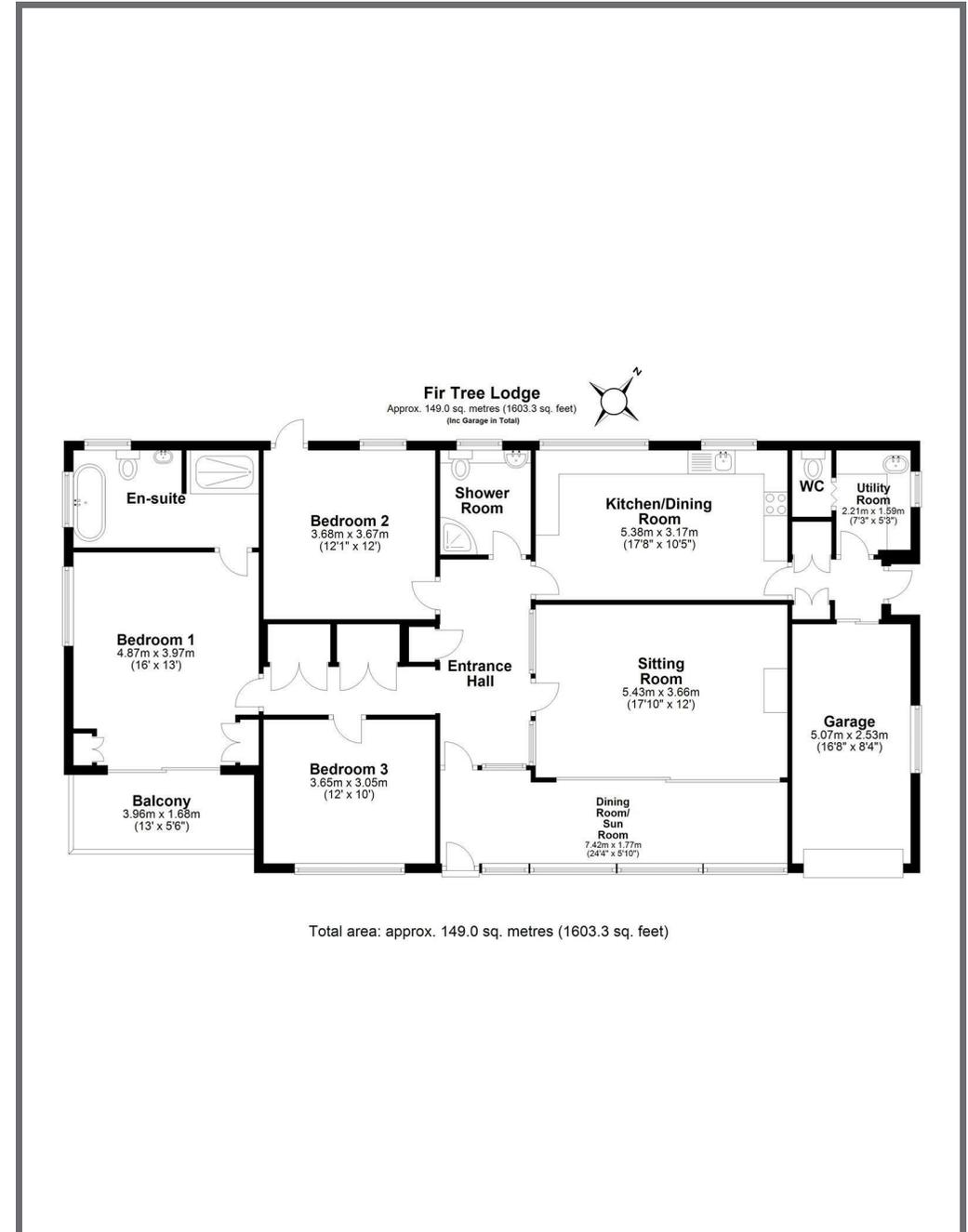
DIRECTIONS

From Totnes take the A385 to Dartington and upon reaching the first Dartington roundabout continue on the A385 signposted South Brent, pass through the hamlet of Tigley with it's attractive church seen on your left hand side.

Proceed for approximately a further half a mile and then turn right into Culver Lane signposted Rattery, continue for approximately 1 mile until you reach Mill Cross crossroads, go straight across and the property is the second property on the left.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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