



Quaintways



Quaintways

Compton, Paignton, Devon TQ3 1TD

Newton Abbot 5 miles, Torquay 5 miles, Totnes 6 miles

An attractive semi-detached cottage with stunning views looking over National Trust land

- Semi-detached cottage
- Three bedrooms
- Opposite National Trust land
- Council Tax Band D
- No onward chain
- Parking for two cars
- Sought-After Village Location
- Freehold

Guide Price £325,000

SITUATION

The pretty and historic hamlet of Compton is nestled in a valley setting tucked away from noise with just birdsong to enjoy whilst being conveniently close to larger towns and amenities. Compton is known for its 14th Century castle which is now owned now by the National Trust, the grounds of which are overlooked by this property. The village of Marldon is nearby with its excellent Church House Inn, local village shop and primary school. The Torbay ring road is within approximately ½ a mile, which gives ease of access to Newton Abbot and the A380 dual carriageway which links with the M5 near Exeter. The Medieval town of Totnes is some 5 miles away, with its extensive shopping and schooling facilities together with the mainline railway station giving direct connections to London Paddington.

DESCRIPTION

Quaintways is an attractive semi-detached cottage with stunning views looking over National Trust land. The property has a spacious sitting room, kitchen/diner, downstairs WC, family bathroom, three bedrooms whilst outside there are large courtyards to the front and to the rear and the added bonus of two parking spaces.



ACCOMMODATION

The front door opens to the entrance hall where there is plenty of space for coats and shoes as well as a useful cupboard underneath the stairs. The sitting room is a good size with views onto the fields to the front, built in shelving and a wood burner which is the focal point of this room. The kitchen has a range of base and wall mounted units with tiled flooring, an integrated fridge/freezer and fitted oven and microwave. There is space for a dishwasher and dining table. Next to the kitchen is a separate utility area with plumbing for a washing machine and space for a tumble dryer as well as a separate sink. Beside this is the downstairs toilet with wash hand basin and heated towel rail. Stairs rise to the first-floor landing which leads to the three bedrooms. Bedroom one will easily accommodate a double bed and freestanding furniture whilst enjoying a wonderful outlook across the fields of Compton Castle. Bedroom two would be perfect as a guest room and bedroom three could be utilised as a study and offers built in storage and shelving. The bedrooms are served by a bathroom with WC, wash hand basin and heated towel rail and a useful storage cupboard for towels and toiletries.

OUTSIDE

To the rear of the property is a patio area with space for pots and a driveway for two vehicles. To the front there is a courtyard with views over the fields owned by the National Trust.

SERVICES

Mains electricity, drainage and water. Council Tax Band D

LOCAL AUTHORITY

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

VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

DIRECTIONS

Leave Totnes on the A305/Paignton Road and at True Street turn left signed to Berry Pomeroy and Marlton. Continue through Berry Pomeroy into Marlton. Go straight over the 1st roundabout and on reaching the 2nd roundabout, turn left signed for Compton. Once in Compton, go over the speed bumps and Quaintways will be found on your right-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

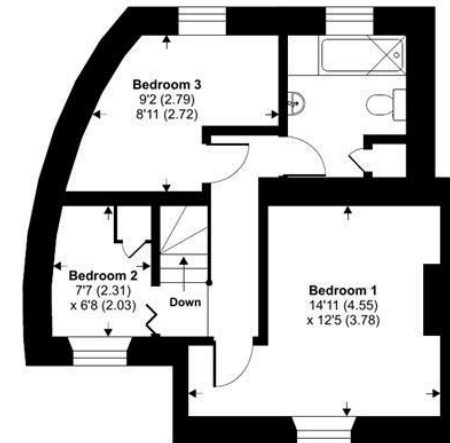
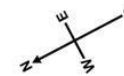
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 907 sq ft / 84.3 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 629987



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