



3 Hood Cottages



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Dartington, Totnes, Devon, TQ9 6AB

A38 3 miles, Plymouth 24 miles, Exeter 22 miles

A charming mid-terrace cottage with wonderful far-reaching views and delightful gardens.

- 3 Bedrooms
- Wonderful Far-Reaching Views
- Delightful Front & Rear Gardens
- Array of Outbuildings
- Convenient Semi-Rural Location
- Sitting Room with Wood Burning Stove
- Kitchen/Dining Room
- Mid-Terrace Cottage
- Freehold
- Council Tax Band B

Guide Price £400,000

SITUATION

The property is situated on the semi-rural edge of Dartington is a much sought after and charming village located on the outskirts of Totnes. The village has its own 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 historic town of Totnes is a short distance away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 3 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 beyond. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

3 Hood Cottages is a charming mid-terrace residence situated in a peaceful yet convenient location. The property offers well presented and light accommodation throughout including; sitting room with bay window and wood burning stove, kitchen/dining room and three bedrooms, two of which enjoy wonderful far-reaching views. However, outside the property is just as impressive with a delightful front garden and a detached rear garden with raised beds, fruit cages, sheds, workshop/studio and a summer house.



ACCOMMODATION

The front door leads to a useful entrance porch which has Quarry tiles and plenty of space for shoes and coats. The sitting room features a wonderful bay window which bathes the room in light and has a window seat which overlooks the front garden. There is also a feature fireplace with woodburning stove, built shelving and an alcove which leads to a useful cupboard beneath the staircase. Leading from the sitting room is the bathroom which has a shower over, WC and wash hand basin. The kitchen/dining room has a large window which enjoys the far-reaching views over the surrounding countryside. There is a range of floor mounted units beneath both Minerva and copper worktops and tiled surrounds. The kitchen features an integrated oven with induction hob whilst there is space for a fridge and dishwasher. There is also a pantry cupboard with sliding door and plenty of space for a breakfast table. Next to the kitchen is a utility area with space and plumbing for a washing machine and a door leading to the rear of the property.

The staircase has a skylight above and leads to the first-floor landing which has an airing cupboard housing the hot water cylinder and exposed wooden flooring extending through to the three bedrooms. Bedrooms two and three overlook the rear of the property and enjoy magnificent far-reaching views over the surrounding countryside. Bedroom one overlooks the front of the property and features a range of built in storage as well as a semi-vaulted ceiling.

OUTSIDE

To the front of the property is a delightful garden which has been planted with a range of flowers and shrubs providing a wealth of colour. The main garden is slightly detached from the property is accessed either from the rear or the side of the terrace. The garden is perfect for those with green fingers as there are several raised beds for growing vegetables, fruit cages and a variety of flora and fauna. There are two useful sheds providing much storage and workshop/studio with power. At the bottom of the garden is a summerhouse which has power and light and French door opening to the garden making this a peaceful and private spot to enjoy the idyllic surroundings. The garden has areas of level lawn, a pond and an area to sit and enjoy the afternoon evening sunshine making this the perfect spot for alfresco dining.

SERVICES

Mains electricity. Private water and drainage. Electric radiators.

LOCAL AUTHORITY

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

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

On the A384 leaving Dartington towards Buckfastleigh and immediately after the South Devon Steiner School turn left, signposted Velwell and Luscombe. Continue up the hill and after a short distance you will find the property on the right-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	28		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

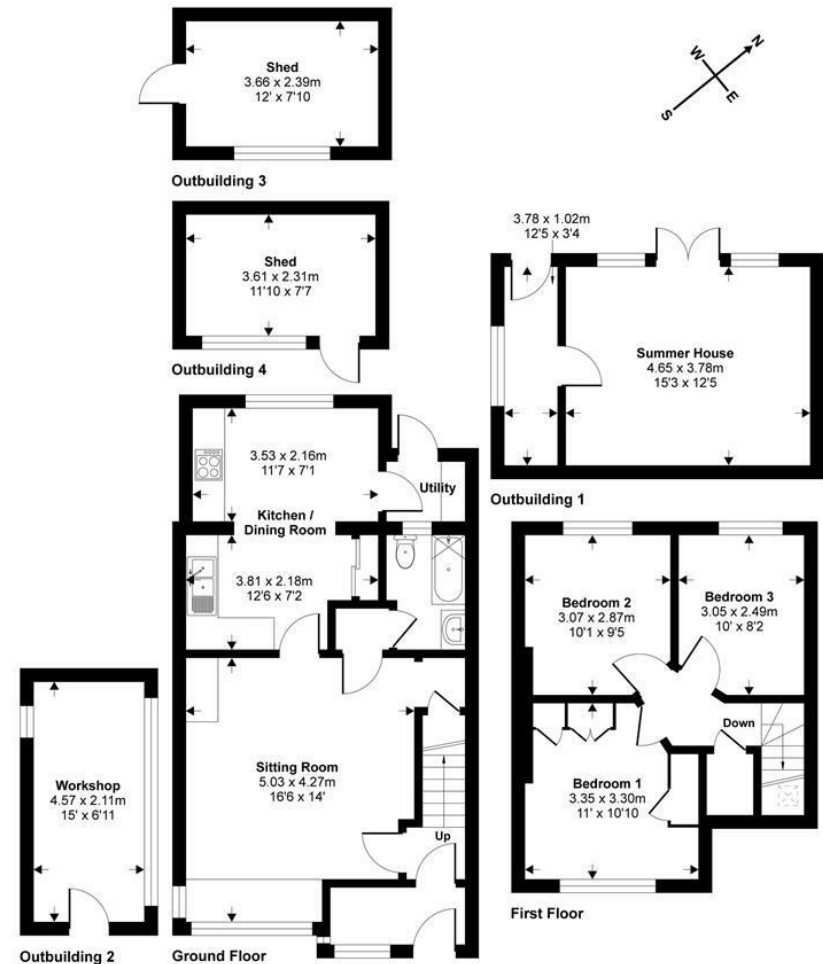
The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

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

Approximate Area = 897 sq ft / 83.3 sq m
Outbuilding = 525 sq ft / 48.8 sq m
Total = 1422 sq ft / 132.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 758000



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