





SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church, public house and community shop. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 15 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

Built just over five years ago, this exceptional five-bedroom detached family home offers a unique design within the development, with striking exposed stone walls and contemporary cladding creating instant kerb appeal. The versatile and spacious accommodation flows beautifully from a welcoming entrance hallway with Karndean flooring throughout the ground floor, leading to a stunning open-plan kitchen/dining room with bi-fold doors opening onto a paved terrace, perfect for entertaining. The kitchen features a sociable peninsula design and integrated appliances, complemented by a practical utility room with side access. A comfortable sitting room, versatile study, and generous cloakroom complete the ground floor. Upstairs, the principal bedroom impresses with its vaulted ceiling, double-height windows, and ensuite shower room, while bedroom two offers dual-aspect views across rolling countryside with its own ensuite. Three further double bedrooms and a family bathroom provide excellent family accommodation. Outside, a private block-paved driveway offers ample parking and leads to a converted garage with additional utility space and storage. The front lawn is bordered by mature shrubs, whilst the substantial rear garden features multiple terraces for all-day sunshine, a generous lawn, and mature planting providing privacy and tranquillity, an ideal family home in this popular South Hams village.

An exceptional 5 bedroom, 3 bathroom detached home offering spacious open-plan living, front and rear gardens with countryside views in this popular South Hams village.

- 5 bedrooms (2 ensuite)
- Front & rear gardens
- Parking & garage
- Study
- Utility room
- Unique design
- High standard of finish
- Popular village setting
- Freehold
- EPC C / Council tax C

ACCOMMODATION

Step through the front door into a spacious and inviting entrance hallway, where elegant Karndean flooring flows seamlessly throughout the ground floor. At the heart of the home lies a stunning open-plan kitchen/dining room, featuring impressive bi-fold doors that open onto a paved terrace and garden creating an effortless indoor-outdoor living experience perfect for entertaining. The contemporary kitchen boasts a comprehensive range of floor and wall units complemented by stylish Silestone worktops, which extend to form a sociable peninsula linking the cooking and dining spaces. Integrated appliances include an electric oven, hob, fridge, freezer, and dishwasher. Adjacent to the kitchen, a practical utility room houses integrated laundry appliances, an additional sink, ample storage, and a convenient side entrance, ideal for muddy boots and outdoor gear. The ground floor is completed by a comfortable sitting room overlooking the front aspect with attractive window shutters, a versatile study, and a generous cloakroom with WC and wash basin.

An elegant turned staircase leads to the first floor, where the principal bedroom truly impresses with its stunning vaulted ceiling and double-height windows that flood the space with natural light, a perfect retreat for stargazing. This exceptionally spacious room benefits from a smartly tiled ensuite shower

room featuring a walk-in shower, WC, wash basin, and heated towel rail. Bedroom two offers dual-aspect windows with far-reaching views across the village and surrounding rolling countryside, served by its own ensuite shower room complete with walk-in shower, WC, wash basin, and heated towel rail. Three further well-proportioned double bedrooms and a stylish family bathroom with bath, overhead shower, WC, wash basin, and heated towel rail complete the first-floor accommodation.

OUTSIDE

The property is approached via a private block-paved driveway providing ample off-road parking for several vehicles, leading to the garage. The garage has been thoughtfully divided to create useful storage space and an additional utility area with power and water connections, plus further storage in the roof space above. The front garden presents an attractive lawn framed by mature shrubs, creating immediate kerb appeal and a welcoming approach to the entrance. To the rear, a generous paved terrace extends directly from the kitchen/dining room, an ideal setting for alfresco dining and outdoor entertaining. Beyond lies a substantial lawned garden featuring an additional sizeable terrace perfectly positioned to capture the afternoon sunshine. The entire rear garden is enclosed by attractive stone walling and established shrubs and trees, ensuring a high degree of privacy and a tranquil setting.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

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 835336.

DIRECTIONS

From Dartmouth take the A3122 towards Totnes, after approximately 3 miles take the left turning signposted Blackawton. Proceed down that road, and turn right onto French Furze Road. No 51 will be located on the left hand side.

Guide Price £595,000





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
Very energy efficient - lower running costs			
(A1 plus)	A		87
(A1-A1)	B		
(B9-A6)	C		
(D14-E8)	D		
(E9-F4)	E		
(F12-G8)	F		
(G1-)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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