



The Old Smithy



A38 4.5 miles; Plymouth 22 miles; Exeter 28 miles

A Grade II listed country cottage with three double bedrooms, delightful garden, well presented kitchen and bathrooms

- No onward chain
- Sort after village location
- Chocolate box cottage
- Chic internal renovations
- Delightful garden
- Off-street parking
- Roll top bath
- Nearby pub, schools and shops
- Freehold
- Council Tax Band E

Guide Price £475,000

SITUATION

The 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 historic town of Totnes is a short walk 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 4 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

A tastefully presented three-bedroom Grade II listed 'chocolate box' cottage situated in the sort after village of Dartington. The property has been beautifully decorated and designed by the current owners to ensure that the cottage keeps in harmony with its heritage whilst retaining a chic blend of vintage fittings with all the modern amenities expected in a premium property. There is parking for one car, a large store room and a well sized garden with patio, perfect for alfresco dining.

ACCOMMODATION

Entering into a light and airy entrance hallway with slate tile flagstone flooring provides access into the dining room with a vintage crystal chandelier feature beams and window seat. Beyond the dining room is the exquisite, verdant green kitchen with matching tiling. The

kitchen is fitted with a range of base and wall units, six-ring, double oven Smeg cooker, standalone dishwasher and with space for a fridge freezer. Leading on from the kitchen is the ground floor shower room with walk-in overhead monsoon shower head shower. At the other end of the property is beautifully presented quintessentially English country cottage sitting room with slate flagstone flooring, wood burner set in an inglenook fireplace, window seat & large wooden lintel.

On the first floor there are three double bedrooms, with bedroom three benefiting from a large dressing room with window seat and a bathroom fitted with double-ended, roll top, freestanding bath, underfloor heating, William Morris wallpaper, heated towel rail and a window seat.

OUTSIDE

Situated to the side of the property and access via a stone staircase is a good sized country garden with west facing views. Perfect for alfresco dining and enjoying the sunsets over the Devonshire hills.

SERVICES

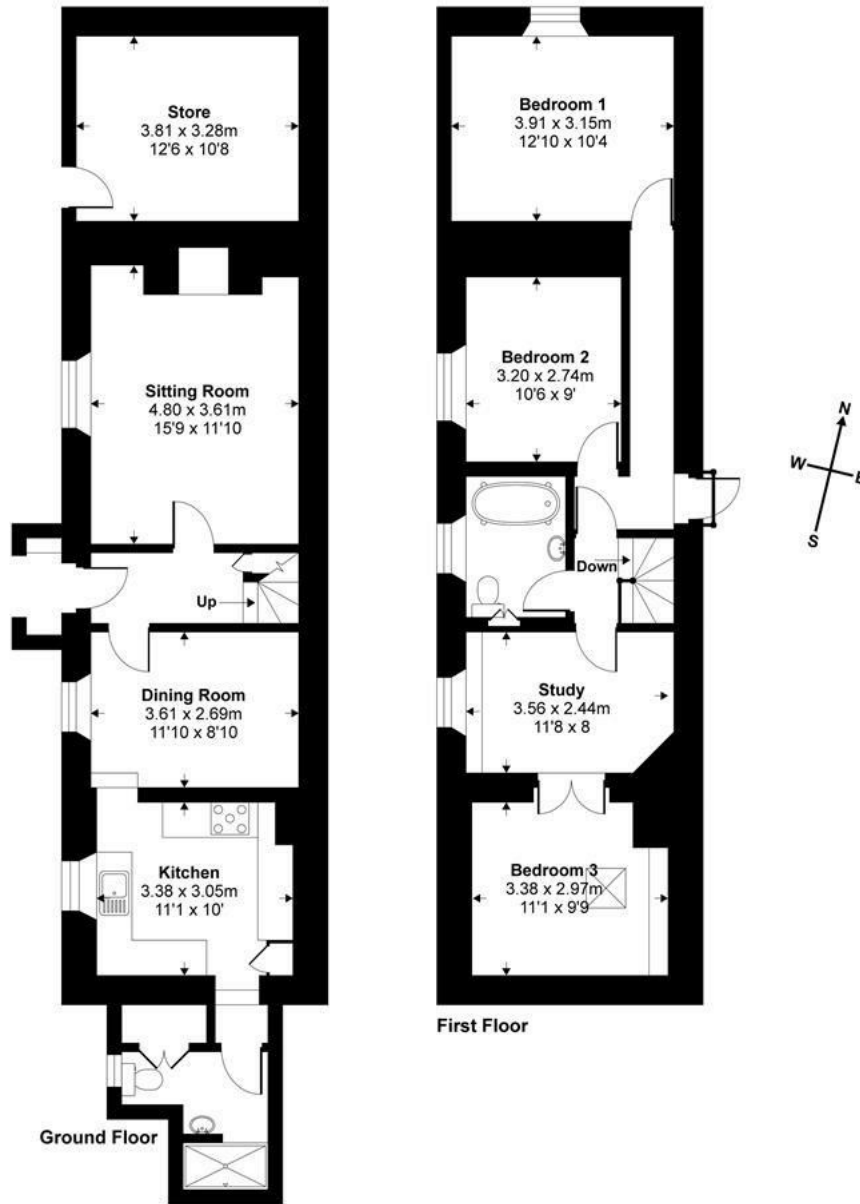
Mains gas, electricity, water and drainage. According to Ofcom superfast broadband and likely mobile coverage available.

DIRECTIONS

From Totnes take the A385 signposted Dartington. At the Shinnars Bridge roundabout take the first exit onto Cott Road. Continue along this road for around 100m and you will find the property located on the left-hand side.



Approximate Area = 1180 sq ft / 109.6 sq m
 Store = 133 sq ft / 12.3 sq m
 Total = 1313 sq ft / 121.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 795550

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E		49	71
(35-48) F			
(1-34) G			

Net energy efficient - higher scoring coats
 England & Wales EU Directive 2002/91/EC

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