



East Perchwood





# East Perchwood

Tuckenhay, Totnes, Devon, TQ9 7EQ

Totnes 4.1 miles, Dartmouth 8.8 miles, Exeter 32.9 miles

Attractive cottage in an enviable position overlooking Bow Creek, currently run as a successful holiday let alternatively it would make a wonderful home

- Splendid views across the creek
- Located in a desirable area of Tuckenhay
- Superb holiday let income
- No onward chain
- Gardens and parking
- Close proximity to fantastic walks
- Freehold
- Council tax band to be confirmed

## Guide Price £750,000

### SITUATION

East Perchwood is situated within the charming hamlet of Tuckenhay and just beyond the well reputed Maltsters Arms public house. The property has close proximity to Bow Creek, which is owned by The Duchy of Cornwall and Crownley Woods beyond which is owned by The National Trust. The creek is tidal but navigable by small boats for about 3 hours either side of the high tide. The creek is a tributary of the River Dart estuary, Dartmouth being some 6 miles distant and Totnes with all its facilities about 4 miles.

Tuckenhay is conveniently located for Totnes town, the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington.

There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.



## DESCRIPTION

East Perchwood is an attractive stone cottage which has been lovingly and tastefully refurbished. Nestled in the picturesque waterside hamlet of Tuckenhay, an Area of Outstanding Natural Beauty. From the top floor the property has stunning unspoilt views of Bow Creek where one can enjoy the wonders of nature and river life at both low and high tide. Crownley woods, a National Trust woodland, completes the setting as a backdrop. East Perchwood has a fantastic commercial history as a holiday let or alternatively it could make an idyllic home.

## ACCOMMODATION

The front door opens to the entrance hall which provides access to the kitchen / dining and sitting room with purbeck stone flooring throughout. The kitchen has a range of floor and wall mounted units with integrated dishwasher, fridge, belfast sink, induction hob and oven with extractor fan. There is space for a large dining table with fitted pew seating and double doors out on to the patio. The sitting room has lots of built in shelving and cupboard space, a clearview multifuel burner and rear door to the garden.

Stairs rise to the first floor which provides access to the shower room, family bathroom and bedroom two. The bathroom has a WC, wash hand basin, freestanding bath, shower and heated towel rail whilst in the shower room there is a WC, wash hand basin, shower, heated towel rail and built in shelving. Bedroom two offers space for a double bed, built in storage and stunning waterside views.

The second floor opens into the master bedroom with space for a double bed, velux windows and a bay window which is perfect as a seating area overlooking the river.

## OUTSIDE

To the side of the property is a slate patio area perfect for alfresco dining which leads onto the level lawned area and bank. York stone steps lead down to the parking area.

To the rear of the property there is a wood store, utility with plumbing for washing machine and dryer as well as space for fridge / freezer and an outside toilet.

## SERVICES

Mains water, mains drainage and mains electricity. LPG central heating with Nest heating controllers.

## LOCAL AUTHORITY

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

## VIEWING

Strictly by prior appointment with Stags on 01803 865454.

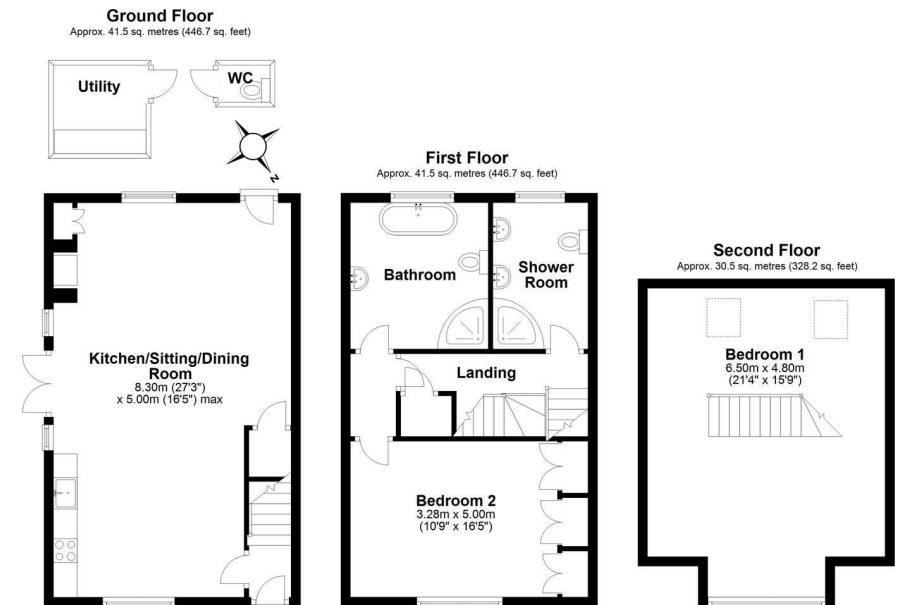
## DIRECTIONS

From our Totnes office proceed up the by-pass toward Dartmouth and Kingsbridge then take the left turning sign posted for Ashprington and Tuckenhay. Continue on this road until Ashprington Cross where you turn right for Tuckenhay and Cornworthy. Follow the road downhill and pass over the bridge by the Waterman's Arms and on to Tuckenhay. East Perchwood will be found a short distance along on the right hand side.





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



Total area: approx. 113.5 sq. metres (1221.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	27	69
England & Wales		
EU Directive 2002/91/EC		

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

[totnes@stags.co.uk](mailto:totnes@stags.co.uk)

01803 865454



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