



Shute Cottage



Shute Cottage Willow

Cornworthy, Totnes, TQ9 7ES

Dittisham 2.7 miles; Totnes: 5 miles, Dartmouth: 7 miles,
Blackpool Sands: 8 miles

A wonderful detached cottage with beautiful gardens, and parking in the picturesque Cornworthy village

- Charming 3-bedroom detached cottage
- Original features and exposed beams
- Farmhouse-style kitchen with Belfast sink
- Driveway parking for two cars
- Freehold
- Spacious sitting room with log burner
- Excellent condition throughout
- Beautiful gardens with stone barn
- Close to River Dart and amenities
- Council tax band D

Offers In Excess Of £550,000

SITUATION

The property is situated within the South Hams Village of Cornworthy close to the River Dart. Cornworthy occupies almost the entire length of two opposing valleys, there are fabulous walks around the village along the banks of Bow Creek and the River Dart and due to the village's secluded position a strong sense of community prevails.

The village is designated a conservation area due to its historic buildings and in an area of great landscape value. The village benefits from a friendly local pub, a stunning 15th century church and village hall, which holds a variety of social events.

Cornworthy enjoys great access to the Coast, with the coastal town of Dartmouth 7 miles away and the sandy beach of Blackpool Sands just 8 miles distant.



DESCRIPTION

Shute Cottage, located on Willow Lane in the idyllic South Hams village of Cornworthy, offers an exceptional opportunity to own a characterful detached cottage nestled close to the River Dart. This beautiful property boasts original features such as exposed beams and a log burner, seamlessly blending traditional charm with modern comforts.

The village's strong sense of community, stunning countryside walks, and proximity to Dartmouth and Blackpool Sands make this home perfect for those seeking tranquillity and convenience.

ACCOMMODATION

Upon entering Shute Cottage, you are greeted by an inviting porch leading into a spacious sitting room, highlighted by an original fireplace housing a log burner and exposed wooden beams. Adjacent to the sitting room is a cosy dining area, perfect for family gatherings. The farmhouse-style kitchen features wooden work surfaces, a Belfast sink, a four-ring hob with an oven underneath, and ample base and wall units for storage.

Upstairs, the property comprises three well-proportioned bedrooms, each offering scenic views of the village and surrounding countryside, and a modern fitted bathroom with contemporary fixtures and fittings.

OUTSIDE

The exterior of Shute Cottage is equally enchanting, with a large lawned garden bordered by vibrant shrubs and flowers. A charming stone barn provides additional storage or potential for conversion, alongside two practical storage sheds. The driveway accommodates parking for approximately two cars, adding to the property's convenience.

The garden offers a serene outdoor space to relax and enjoy the peaceful ambiance of Cornworthy, with the added benefit of being within walking distance of local amenities, including the friendly village pub and the historic 15th-century church.

SERVICES

All mains services connected. oil central heating and wood burner. Superfast broadband and mobile network providers available.

DIRECTIONS

what3words ///lifted.public.tasks



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		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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