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## Hidden Cottage



A38 5 miles, Plymouth 24 miles, Exeter 29 miles

An enchanting, unique 4 bedroom Grade II Listed house nestled in a quiet position behind the bustle of the High Street. Complementing the main accommodation is a superb newly converted open plan studio annexe, stone garden room and garage

- Highly desirable location seconds away from Totnes High Street
- Garage providing parking
- Grade II listed
- Character features
- Four bedrooms
- A number of useful outbuildings
- Freehold
- Council tax band C

Guide Price £775,000

#### SITUATION

The property is only a short distance from the town centre of Totnes, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

#### DESCRIPTION

Hidden Cottage is a Grade II Listed semi-detached property with many character features. The main living accommodation is on the ground floor with four bedrooms and a bathroom arranged over the second and third floors. Complementing the main accommodation is a superb newly converted open plan studio annexe, stone garden room and garage.

#### ACCOMMODATION

On the ground floor, the entrance door enters into a hallway with doors leading off to the dining room with stripped floorboards, exposed beams together with a wood burner and double doors leading to the rear garden. The kitchen / breakfast room is adjacent to the dining room of an irregular shape with cream wall and base units. There is space for a free standing cooker, dishwasher, separate fridge, freezer and washing machine together with a wooden butcher block style breakfast bar, alcove with stone and wooden shelving, exposed beams and window overlooking the garden. A door leads into the sitting room again with exposed floorboards, exposed beams and double doors overlooking the garden. Off the sitting room is a separate cupboard space and door into a small downstairs room with WC, shower and wash hand basin.

Stairs rise from the front hallway to the first floor landing where there are 3 bedrooms and a bathroom with WC, freestanding roll top bath, corner shower, cupboard space and wash hand basin. At the end of the landing is a third bedroom with exposed beams and a large

feature wooden window seat / storage area together with a storage cupboard. Stairs rise from the landing to the second floor where there is a bedroom within the attic space with exposed roof timbers, brick fireplace and storage under the eaves.

#### ANNEXE & GARAGE

Located over the garage area is a self contained open plan annexe with exposed roof trusses and beams, white base kitchen units together with a built-in cooker and built-in fridge. Off the kitchen area is a separate shower room with toilet, wash hand basin and shower. Windows overlook the garden and surrounding areas. The garage is located under the annexe and is a large space for a car and also storage of family bikes and other equipment.

#### OUTSIDE

The garden is approached either off the hallway or dining room onto a stone pathway leading to a cottage style lawned area with raised stone borders containing flowers, shrubs and a habitat pond. At the end of the garden is a useful suntrap stone and slate 2 story outbuilding with exposed roof beams and shelving. This space would be useful for storage, a craft room or office. Underneath this space is a utility room and wood store.

#### SERVICES

Mains water, electricity, gas and drainage.

#### LOCAL AUTHORITY

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

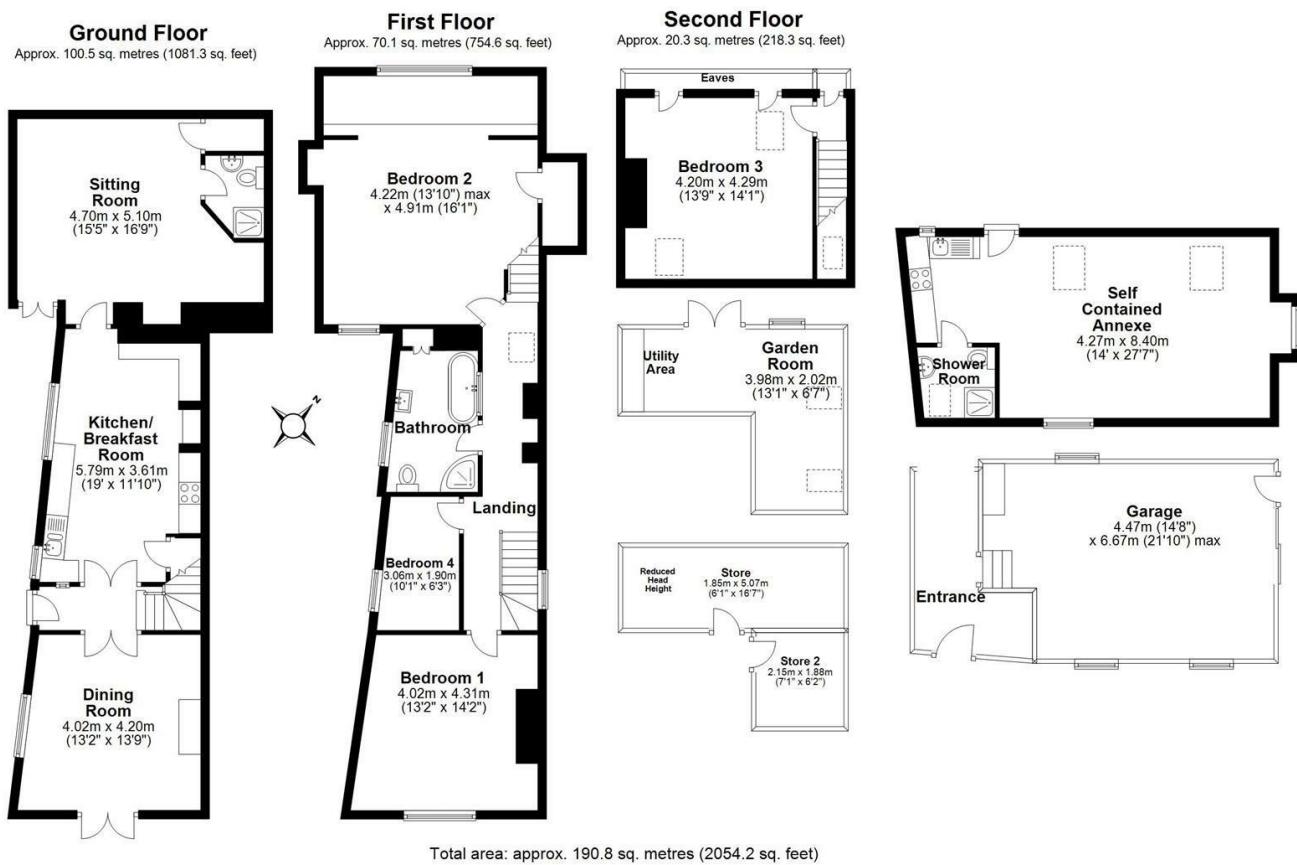
#### VIEWING

Strictly by prior appointment with Stags on 01803 865454.

#### DIRECTIONS

From Stags office head towards the Seven Stars hotel turning right onto Fore Street. Proceed up Fore Street and High Street and up into the Narrows. Turn right into Collins Road and the property can 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.

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