



Mulberry Cottage



# Mulberry Cottage

1 Gara Bridge, Totnes, Devon, TQ9 7JT

A38 5 miles, Totnes 9 miles, Kingsbridge 10 Miles

A beautiful four-bedroom country cottage situated between the popular villages Morleigh, Diptford and the hamlet of Brownston with large gardens and multiple outbuildings.

- Country Cottage
- Large garden with outbuildings
- Countryside location
- Four bedrooms
- Freehold
- Stunning countryside views
- Parking for three cars
- Character features
- Kitchen & utility
- Council Tax Band C

Guide Price £400,000

## SITUATION

Gara Bridges is peacefully located deep in countryside in an area of Outstanding Natural Beauty in the Avon Valley with easy access to the river. Gara Bridges is around halfway between the medieval market town of Totnes, the market town of Modbury and the villages of Diptford and Moreleigh. There are excellent walks over the unspoilt countryside from the doorstep as well as along the spectacular coast and over nearby Dartmoor. Golf is well catered for, as is sailing at Dartmouth with its deepwater moorings and marinas. Totnes is approximately 7 miles away with a range of shopping, educational, recreational and sporting facilities, including indoor swimming pool and boating opportunities on the River Dart. There is a railway station at Totnes with a main line service to London Paddington. The A38 Devon Expressway is 6 miles linking Plymouth, Exeter and the M5.

## DESCRIPTION

Mulberry Cottage is a delightful country cottage situated in the beautiful South Hams Countryside. The location of the property is perfect for lovers of the outdoors with incredible walks on the doorstep and stunning views across the surrounding countryside. The home itself is made up of a large family sitting room, kitchen/breakfast room, utility, WC, four bedrooms with the master enjoying an ensuite, family bathroom, rear courtyard garden, a large detached garden with two useful outbuildings and a separate stone-built storage shed.



## ACCOMMODATION

Upon entering the property there is a useful entrance hallway leading into the spacious, characterful sitting room with feature wood burner sat in the original inglenook, painted wooden beams and a custom-built snug area perfect for children's TV or sitting back and enjoying a book. Beyond the sitting room is the spacious kitchen/breakfast room. The kitchen benefits from a range of wooden base and wall units with delightful wooden work tops and Belfast sink. The kitchen enjoys an electric oven, gas five ring hob, tiled splashbacks and an integrated dishwasher. Leading on from the kitchen is the useful utility space, downstairs WC and door into the rear garden.

The stairs lead to the first floor the four spacious bedrooms and family bathroom. At the far end of the home is the family bathroom which is a good size and double aspect with an ensuite shower room. Two of the further bedrooms are well proportioned doubles with the fourth being a good children's bedroom or could be utilised as a study. The family bathroom comprises of bath with shower over, WC and basin.

## OUTSIDE

To the rear of the property is an enclosed courtyard garden with a range of flower beds and vegetable patches boarded with beautiful wooden sleepers. The LPG gas tank is housed in the rear garden along with the bore hole (not currently used) that is in a wooden storage shed in the garden.

On the opposite side of the road to Mulberry Cottage there is a detached garden that provides parking for multiple vehicles as well as being a beautiful oasis to escape to. There are two useful outbuildings housed in this space, one being used as a home office and the other being a useful storage space but could easily be used as a summer house. The elevated position of the garden gives it beautiful views across the surrounding woodland and down towards the River Avon. Next to this garden is a useful stone-built storage shed attached to a neighbouring property.

## SERVICES

LPG gas heating, mains electricity, water and private drainage. Council Tax Band C

## 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

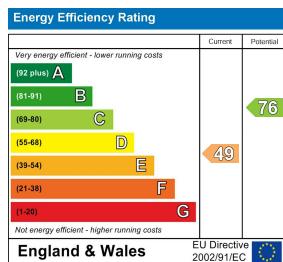
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

## DIRECTIONS

From Totnes head west on the A381 towards Kingsbridge. Continue through the village of Harbertonford and through Halwell. Head past The Old Inn and take the next right hand turning. Continue on this road passing Moreleigh Village Hall. Continue straight through Moreleigh for approximately 3 miles, passing the Gara Bridge Campsite on the left hand side. The property is found on the right hand side around 300m further on.



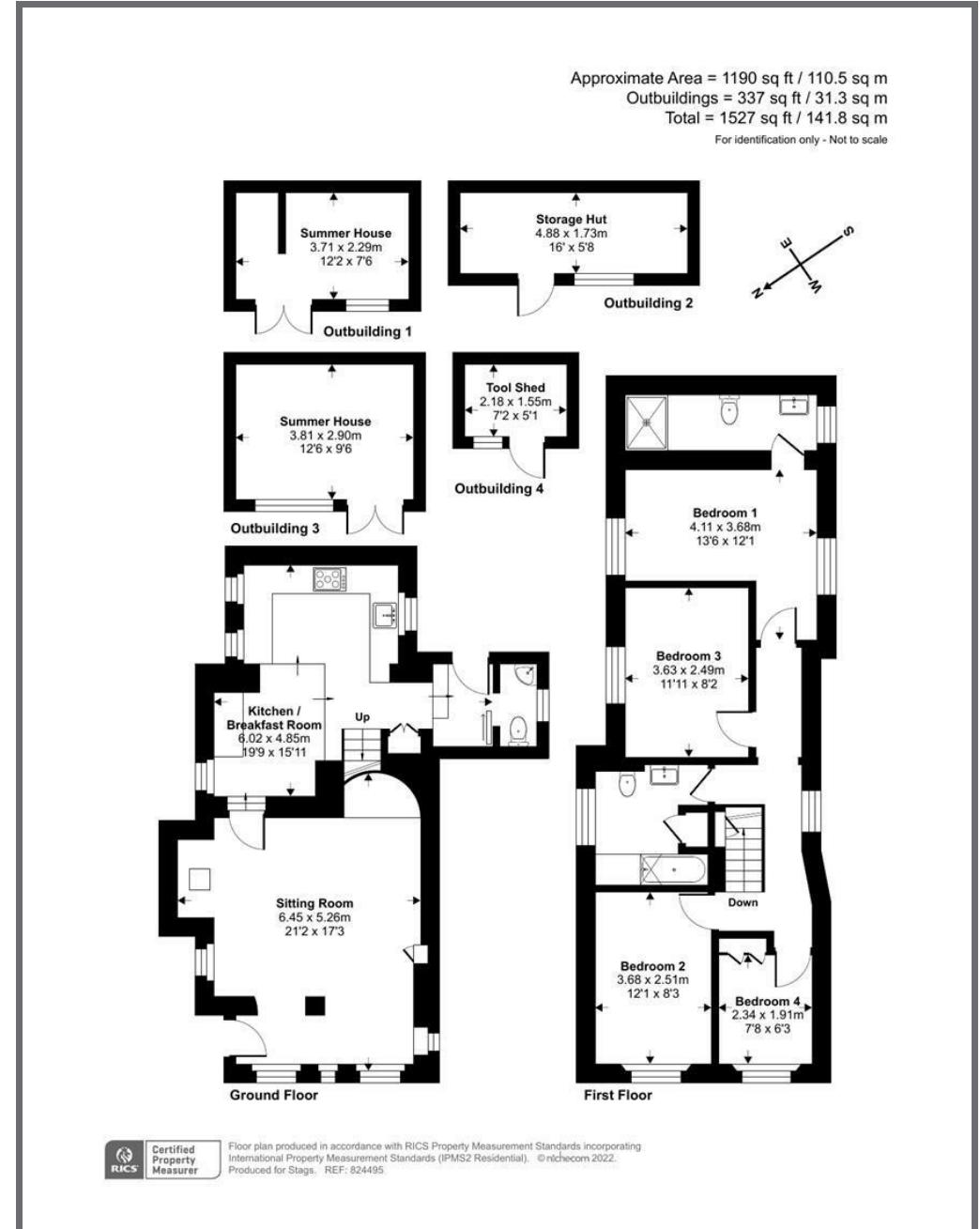
These particulars are a guide only and should not be relied upon for any purpose.



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