



Cottage 2 Lower Tideford Farm, Cornworthy, Totnes, Devon TQ9 7HH

A unique and extensively renovated, two bedroom cottage, with a further mezzanine floor, a raised private terrace, two allocated parking spaces and an external store. Unfurnished. Deposit: £1,586.00. Council Tax Band: B, Sorry no pets. EPC Band: D. Tenant fees apply.

Approximate: Totnes 5 miles | Dartmouth 4 miles | Dittisham 3 miles | Exeter 35 miles | Plymouth 32 miles

- Extensively Refurbished Two Bedroom Cottage
- Idyllic Rural Views
- Further Mezzanine Floor
- Raised Private Terrace
- Allocated Parking for Two Cars & Visitor Parking
- Sorry No Pets
- 12 Months Plus
- Council Tax Band: B
- Deposit: £1,586.00
- Tenant Fees Apply

£1,375 Per Calendar Month

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SITUATION

Lower Tideford Farm is in the sought after South Hams, surrounded by rolling countryside. The Dart villages of Dittisham and Cormworthy are nearby, with Dittisham in particular being popular with those who participate in water sports, having a thriving sailing club as well as a historic church, village store, post office and two pubs.

Just over 4 miles away is the naval estuary town of Dartmouth, which is renowned for its deep safe harbour and its marina. Dartmouth has a good selection of shops including boutiques, galleries, gourmet restaurants and al fresco cafes etc. The medieval market town of Totnes is also approximately 5 miles away, with its historic castle and narrow Norman streets. Totnes has a unique creative spirit as characterised by its range of individual shops and cafes. It also has primary and secondary schools, two supermarkets, a main line rail station and leisure centre/ swimming pool, as well as boating opportunities on the River Dart.

ACCOMMODATION

The property is accessed through glazed French doors, via the oak framed steps and raised terrace to the west of the building. With front door leading to:-

OPEN PLAN SITTING ROOM

A light and airy room, with a vaulted ceiling and exposed trusses, stripped wooden flooring, an Eco ready wood burning stove on a feature log stand, BT and TV points and an understairs storage cupboard. Two radiators. Windows providing idyllic views to the south. Separate stairs lead up to the mezzanine floor and down to the lower hallway.

KITCHEN

A bespoke fitted kitchen with stripped wooden flooring, Silestone worktops, a selection of wall and floor cupboards, a 4 point induction hob and electric oven, integrated dishwasher, fridge and freezer. VELUX windows to the front and rear.

MEZZANINE FLOOR

Stairs from the sitting room ascend towards the vaulted ceiling and the mezzanine. Located between the exposed trusses with a VELUX window providing scenic rural views to the south and east, the mezzanine could provide a useful office space.

STAIRS AND LOWER HALLWAY

The staircase is carpeted, descending to the lower hallway.

Lower hallway with engineered oak flooring, a radiator and understairs storage with space and plumbing for a condenser washer / dryer . Doors lead to:-

BEDROOM 1

A double bedroom with engineered oak flooring, a radiator and a window to rear, providing beautiful rural views.

BATHROOM

A fitted suite with a shower over bath, WC, wash hand basin, electric underfloor heating and a towel rail.

BEDROOM 2

A bedroom with engineered oak flooring and a double built in wardrobe. Radiator. Window to rear.

RAISED TERRACE

Steps to the rear provide access to the raised terrace which is laid to millboard. The terrace provides ample space for a table and chairs and offers panoramic rural views. A French door leads into the sitting room.

OUTSIDE

A communal clothes drying area is provided and a small external store is allocated for sole use by the cottage.

PARKING

A large purpose built gravelled area for parking is located opposite the property and provides two residents spaces, and visitor parking.



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. Tenants 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.



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