



Shelley Cottage



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Marldon, Paignton, Devon, TQ3 1SF

Torquay 4 miles, Totnes 5 miles, Exeter 22 miles

A well-presented cottage in the heart of Marldon with parking, garage and garden.

- Double garage & parking
- Garden
- Far-reaching views
- Sought-after village location
- 2 Bedrooms
- Various seating areas & terraces
- Character features
- Well-presented & bright accommodation

Offers In Excess Of £400,000

SITUATION

The property is situated close to the old centre of the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops and post office, a well-regarded primary school, church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

DESCRIPTION

Shelley Cottage sits in an elevated position overlooking the village and enjoys far-reaching views over the surrounding countryside and towards Dartmoor. The property features characterful yet light accommodation including a sitting room and smartly finished kitchen/breakfast room on the ground floor. On the first floor are two bedrooms, both of which comfortably accommodate a double bed and are served by a shower room with the master having its own freestanding bath. Outside there is parking and a double garage as well as garden and terraces which enjoy the wonderful view.



ACCOMMODATION

A stable door leads to the sitting room which is filled with light due to front and rear dual aspect windows. A stone fireplace with Gazco gas stove provides a warming focal point in the cooler months whilst there are also exposed beams and Terrazzo floor tiles. A short set of steps rise to the kitchen/breakfast room which has a range of floor and wall mounted units above and below composite worktops and tiled surrounds. The kitchen has an integrated electric oven and microwave oven whilst there is space for a fridge/freezer, dishwasher and washing and drying machines. The kitchen also features an inset sink and Insinkerator waste disposal. A door from the kitchen leads to a porch which provides additional access to the property via a stable door, space for shoes and coats as well as housing the gas fired boiler.

An open tread staircase rises to the light first floor landing which has useful built in storage. The master bedroom features a magnificent vaulted ceiling with two sizeable beams and a bay window taking in the far-reaching views. The room has a range of built in wardrobes and features a magnificent free-standing claw and ball bath. Bedroom two is currently being utilised as a study but would easily accommodate a double bed. This room has dual aspect windows and features some of the best views available from the property. The bedrooms are served by a smartly finished shower room with slate tiles and underfloor heating.

OUTSIDE

Leading from Church Hill is a double garage with electric up and over door and power and light whilst there is space to park a car in front of the garage. Above the garage is a terrace which is accessed from the garden and enjoys a magnificent view of the church and surrounding countryside. This is a wonderful spot to enjoy a glass of wine at the end of the day. The pretty garden has an area of lawn and gravel which is bordered by mature shrubs and trees providing a wealth of colour. There is a separate paved terrace opposite the front of the property which is perfect for alfresco dining as it can also be accessed from the kitchen.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

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

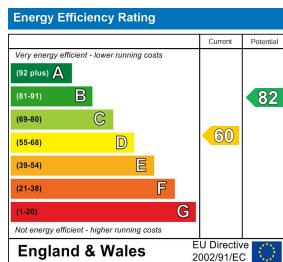
Strictly by prior appointment with Stags Totnes property office on 01803 865454.

DIRECTIONS

From Totnes, proceed towards Marldon, passing through Berry Pomeroy. Turn left down Marldon Cross Hill, passing Marldon primary school on your left. Bear left on to Ipplepen Road and follow the road around to the left. Take the sharp right turn back on yourself on to Church Hill where you will find the property a short distance on the right.



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

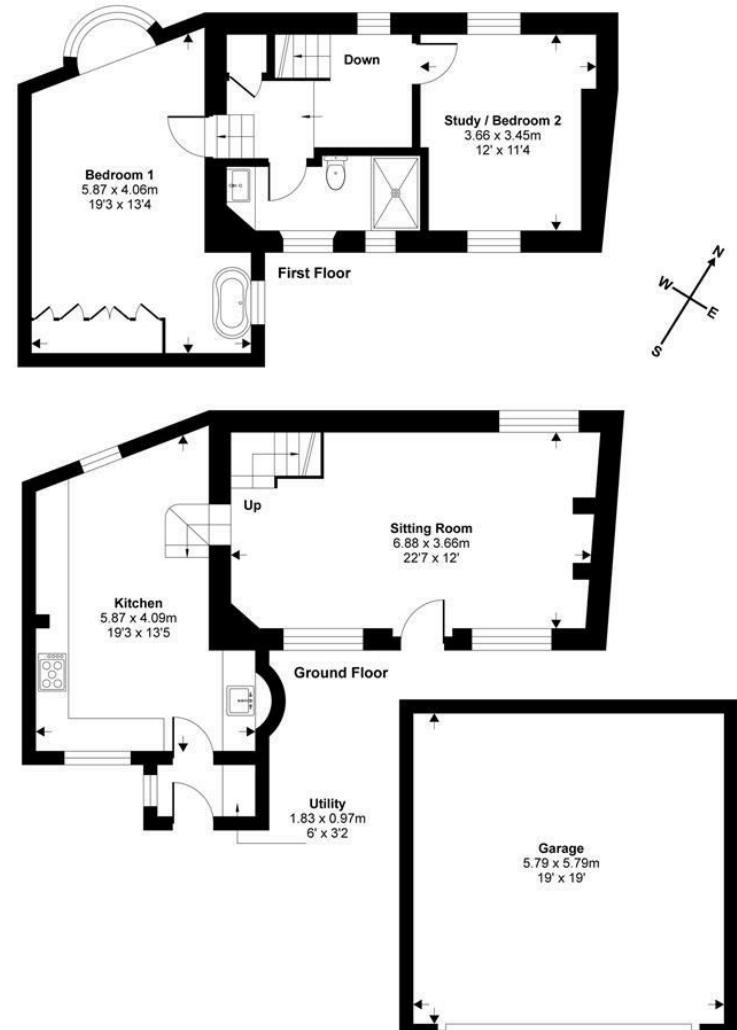


The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

Approximate Area = 1380 sq ft / 128 sq m (includes garage)
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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