



Myrtle Cottage



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Blackawton, Totnes, TQ9 7AP

Blackpool Sands Beach 2.5 miles; Dartmouth 5 miles;
Kingsbridge 8 miles; Totnes 11 miles;

A beautifully renovated and extended detached cottage in a peaceful rural setting, enjoying far-reaching countryside views, landscaped gardens, driveway parking and useful stone outbuildings

- No onward chain
- Peaceful rural setting with far-reaching views
- Modern kitchen and utility/boot room
- Driveway parking with EV charging installed
- Freehold
- Beautifully renovated country cottage
- Stylish contemporary interiors throughout
- Mature landscaped gardens
- Easy access to towns and access links
- Council tax band C

Guide Price £600,000

SITUATION

Myrtle Cottage occupies an appealing rural position at Eastdown, close to the popular village of Blackawton and within easy reach of Dartmouth, Totnes and the South Hams coastline. The surrounding countryside provides a delightful backdrop, with rolling farmland, quiet lanes and opportunities for walking nearby.

Blackawton offers a well-regarded primary school, the historic 14th century St Michael's Church, a public house and an excellent community-run shop. It also has an active village community, while the nearby town of Dartmouth provides a wider range of shops, restaurants, cafés, galleries and marine facilities on the River Dart. Totnes offers an excellent selection of independent shops and amenities, together with a mainline railway station providing services to London Paddington and other major stations. The beaches at Blackpool Sands, Slapton Sands and the wider Start Bay coastline are also within easy reach, with the South West Coast Path offering spectacular coastal walking nearby, while Dartmoor National Park is also within reach.

DESCRIPTION

Myrtle Cottage offers the rare combination of an idyllic country cottage setting with the ease and comfort of a newly renovated home. The property has been comprehensively refurbished, renovated and extended throughout, creating a stylish and highly appealing detached residence with bright interiors, carefully considered finishes and a strong connection to its rural surroundings.

The cottage presents attractively with white rendered elevations beneath a slate roof, complemented by a contemporary timber-clad extension which now provides a superb utility and boot room. Internally, the accommodation is well arranged and beautifully presented, with two reception rooms, a modern kitchen, three bedrooms and a bathroom. The property enjoys excellent natural light, far-reaching countryside views and a refined palette of finishes which gives the cottage a calm, elegant and contemporary feel.



ACCOMMODATION

The front door opens into an entrance hall with stairs rising to the first floor and access into the dining room, positioned to the front of the cottage. From here, there is access to the sitting room, a well-proportioned reception room with a front-facing window and fireplace, and also to the modern kitchen.

The kitchen is fitted with a smart range of units and includes a Belling range cooker, integrated full-height fridge and integrated dishwasher. Beyond the kitchen is a cloakroom/WC and the newly created utility/boot room extension, providing additional work surface, sink, appliance provision, space for a freezer and a door to the parking area.

On the first floor are three bedrooms and a bathroom. The principal bedroom enjoys countryside views, with a second double bedroom, a third single bedroom or study, and a bathroom fitted with a bath with shower over, WC and wash hand basin.

OUTSIDE

The property is approached from the lane onto a gravelled driveway, providing parking and turning space for several vehicles. An EV charger has been installed to the front, located on the new extension.

To the front of the cottage is a neatly enclosed lawned garden, framed by low walling, fencing and established planting, creating an attractive approach to the house. Adjacent to the front garden are useful detached stone outbuildings, offering excellent storage and incorporating an outside gardener's loo.

The rear garden rises behind the cottage and has been landscaped to create a delightful lawned area with mature trees, planting and views across the surrounding countryside. The garden provides a peaceful and private outside space, with plenty of room for sitting out, gardening and enjoying the rural setting.

AGENT'S NOTE

The property has been professionally staged for marketing purposes. All furniture and furnishings are available for purchase by separate negotiation. Please contact the selling agent for further information.

SERVICES

Mains water. Mains electricity. Private drainage to septic tank and soakaway located in neighbouring field. Oil-fired central heating.

According to Ofcom, standard broadband is available. Mobile coverage predictions show variable outdoor coverage.

Alternative broadband options such as Airband or Starlink may be considered by purchasers, subject to availability and suitability.

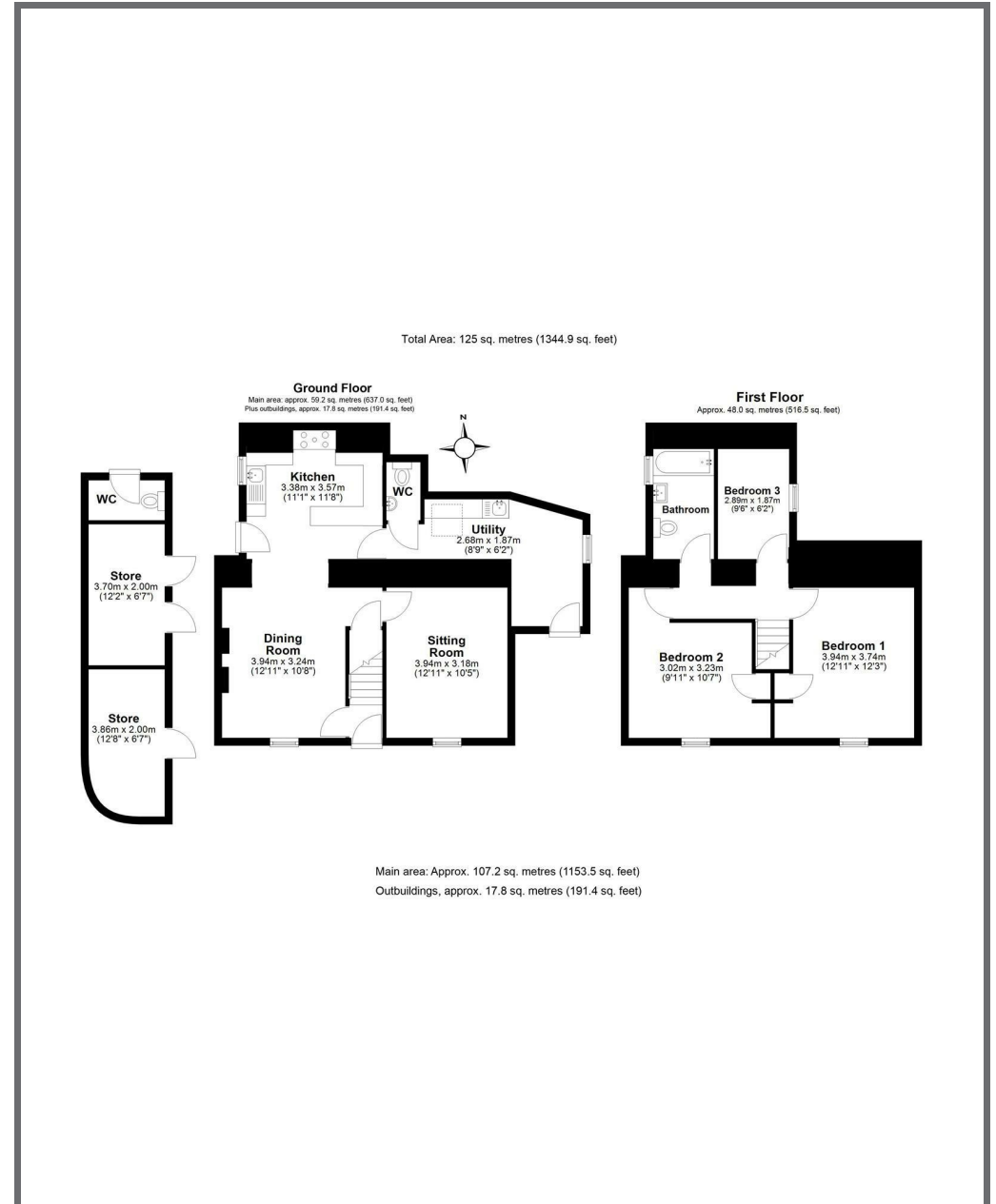
DIRECTIONS

From Totnes, take the A381 towards Kingsbridge and Dartmouth. At Totnes Cross, turn left onto the A3122 towards Dartmouth. After approximately 3 miles, at Oldstone Cross, turn right signposted Strete, Slapton and Torcross. Continue for approximately 1.6 miles, then turn right signposted Eastdown. Myrtle Cottage is the first property on the right.

What3Words: ///bound.qualifier.emerge



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			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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